

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Deanhill Avenue East Clacton, CO15 5BA

Nestled in the sought-after East Clacton area, this charming detached bungalow on Deanhill Avenue is a true gem. Boasting three bedrooms, this property has been tastefully extended and refurbished, offering a modern and inviting living space just a stone's throw away from the seafront. Upon entering, you'll be greeted by a beautifully presented interior that is ready for you to move in. The highlight of this bungalow is the stunning open-plan living and kitchen area, perfect for entertaining guests or simply relaxing in style. In addition to the delightful living space, this property also features a garage, a playroom for the little ones to enjoy or for an office to work from home and off-street parking for your convenience. Don't miss out on the opportunity to own this wonderful detached bungalow in a prime location. Book a viewing today and envision the endless possibilities this property has to offer.

- **Extended Three Bedroom Detached Bungalow**
- **18'2 x 17'4 Lounge**
- **13'3 Modern Fitted Kitchen**
- **Master Bedroom With En-Suite**
- **Dressing Room**
- **Four Piece Modern Bathroom Suite**
- **Play Room**
- **Garage and off Street Parking**
- **Approximately 44' Rear Garden**
- **EPC Rating D. Council Tax Band D**



Offers In Excess Of £480,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite entrance door to;

ENTRANCE HALL

Loft access. designer radiator. Storage cupboard. Doors to;



BEDROOM ONE

11'4 x 10'6

Fitted air condition unit. Designer radiator. Media wall with integrated lighting. Open access to;





DRESSING ROOM

Double glazed window to front. Radiator, Fitted mirror fronted sliding wardrobes to both sides. Door to;



EN-SUITE

Modern fitted suite comprising; Low level W.C. Vanity hand wash basin with drawers under. Independent shower cubicle with wall mounted shower (not tested). Part tiled marble effect walls and floor. Double glazed window to side.



BEDROOM TWO

12'4 into wardrobes x 11'6

Double glazed window to front. Radiator. Fitted mirror fronted sliding door wardrobes.



BEDROOM THREE

13' x 7;2

Double glazed window to side. Radiator,



FAMILY BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with drawers under. Bath. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Tiled marble effect wall with inset TV. Double glazed window to side.



KITCHEN

13'3 x 11'2

Modern fitted high gloss kitchen comprising of; Square edge work surfaces with inset stainless steel sink unit with fitted instant hot tap. Inset four ring electric hob. Built in double oven. Integrated fridge and freezer, and dishwasher. All appliances not tested. Selection of clay high gloss units at both eye and floor level. open access to;

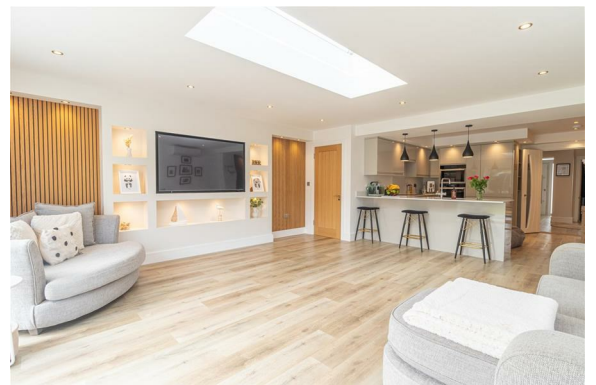




LOUNGE

18'2 x 17'4

Double glazed bi-folding doors leading to rear garden. Double glazed window to side. Roof lantern with LED lighting. Two designer radiators. Media wall with integrated lighting. Door to;





UTILITY CUPBOARD

Plumbing and space for washing machine and tumble dryer.



OUTSIDE - REAR

measuring approximately 40' commencing with paved patio area. Raised decking area to the rear incorporating pergola. Raised flower and shrub beds. Remainder being laid to lawn. Access to play Room/Office.



PLAY ROOM/OFFICE

16'8 x 9'6

Double glazed window to rear. Door to rear garden.



OUTSIDE - FRONT

Substantial front garden offering off street parking for numerous vehicles, Driveway to side of property leading to Garage. Side pedestrian access via both sides through gates.



GARAGE

Electric up and over door.

LE 0724

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Section 21 (family Member)

In order to comply with 'Section 21' of the 1979 Estate Agency Act, we must inform you that the prospective seller is a member of sheens staff or a relative.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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