



Valley Road Great Clacton, CO15 4AS

Nestled on Valley Road in the charming coastal town of Clacton-On-Sea, this individually designed detached bungalow offers a unique living experience. Spanning an impressive 1,313 square feet, the property boasts an octagonal style that sets it apart from the ordinary. Upon entering, you are greeted by a spacious reception hallway, enhanced by a skylight that floods the area with natural light, creating a warm and inviting atmosphere. The bungalow features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The heart of the home is undoubtedly the expansive 23'7 lounge/diner, perfect for entertaining or relaxing with loved ones. For those with vehicles, the property offers generous parking for numerous vehicles and is being offered with No Onward Chain.

- Three Double Bedrooms
- 23'7 max Lounge Diner
- 21' max Modern Fitted Kitchen
- Utility Room
- En-Suite to Master Bedroom
- Four Piece Family Bathroom
- Vaulted Reception Hallway
- Garage and Off Street Parking
- Gas Central Heated (n/t)
- Council Tax Band D. EPC Rating TBC



Price £370,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

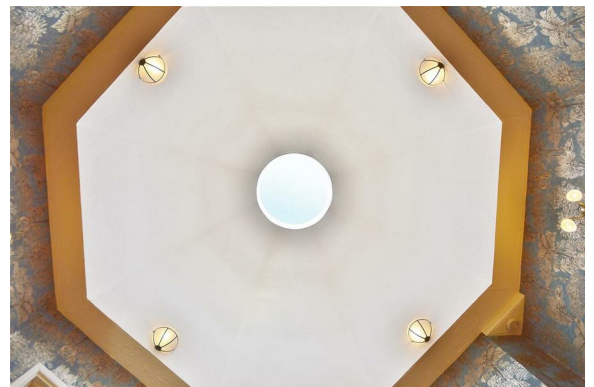
Sealed unit composite entrance door to;

ENTRANCE LOBBY

Oak panelled flooring. Glazed wooden door to;

CENTRAL VAULTED RECEPTION HALLWAY

A fantastic feature in this individually designed bungalow with it's vaulted observatory style and glazed dome. Oak panelled flooring. Two radiators. Open access to:



REAR HALLWAY

Door to secret courtyard. Double doors to Lounge. Radiator.



KITCHEN

21'4 max x 11'10 + bay

Fitted with a range of grey gloss units with brushed copper trim. Square edge work surfaces with inset four ring electric hob with electric oven under. Single drainer sink unit. Integrated dishwasher. All appliances not tested. Plumbing and space for American style fridge freezer. Concealed wall mounted gas boiler (not tested). Tiled splash backs. Matching central island. Double glazed bay window to front. Further glazed window to front. Radiator. Door to;



UTILITY ROOM

9'3 x 4'

Square edge work surfaces with grey high gloss cupboards over with plumbing and space for washing machine and tumble dryer beneath. Butler sink. Double glazed door to front. Double glazed door to secret courtyard area.



SECRET COURTYARD AREA

Hard standing courtyard enclosed by panelled fencing.



BEDROOM ONE

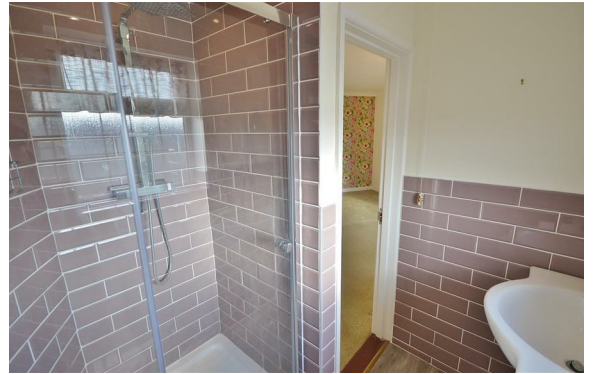
19' max x 16'9 max

Radiator. Double glazed window to front. Door to En-Suite.



EN-SUITE

White suite comprising of; Low level W.C. Vanity hand wash basin with cupboards and drawers under. Independent fully tiled shower cubicle with wall mounted shower (not tested). Part tiled walls. Heated towel rail. Double glazed window to side.



BEDROOM TWO

14'3 max x 11'9

Double glazed bay window to rear. Fitted wardrobes. Radiator.



BEDROOM THREE / DRESSING ROOM

13'max x 12'8 max

Fitted wardrobes. Radiator. Airing cupboard. Double glazed bay window to side.



LOUNGE DINER

23'7 max x 20'11 max

Two feature leaded light and stained glass windows to both sides. Five tall sealed double glazed panelled windows inset into curved bay. Radiator. Further designer radiator. Feature fireplace. Double glazed double doors to rear garden. Door to inner lobby.



ALTERNATE VIEW OF LOUNGE DINER



INNER LOBBY

Double glazed window to rear. Door to;

FAMILY BATHROOM

Modern four piece bathroom suite comprising; Low level W.C. Vanity hand wash basin. Independent shower cubicle with wall mounted power shower (not tested). Panelled bath. Heated towel rail. Fully tiled walls. Tiled flooring. Double glazed window to front.



OUTSIDE - REAR

Mainly laid to lawn with paved patio areas. Enclosed by panelled fencing. External power connection and tap. Timber storage shed.



OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles leading to Garage. Mainly being laid to slate shingle.



GARAGE

Up and over door. Personal door leading to rear garden.

LE 0125

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): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The property is of an unique octagonal shape, so room measurements displayed in these details are of maximum sizes.

Particular Disclaimer

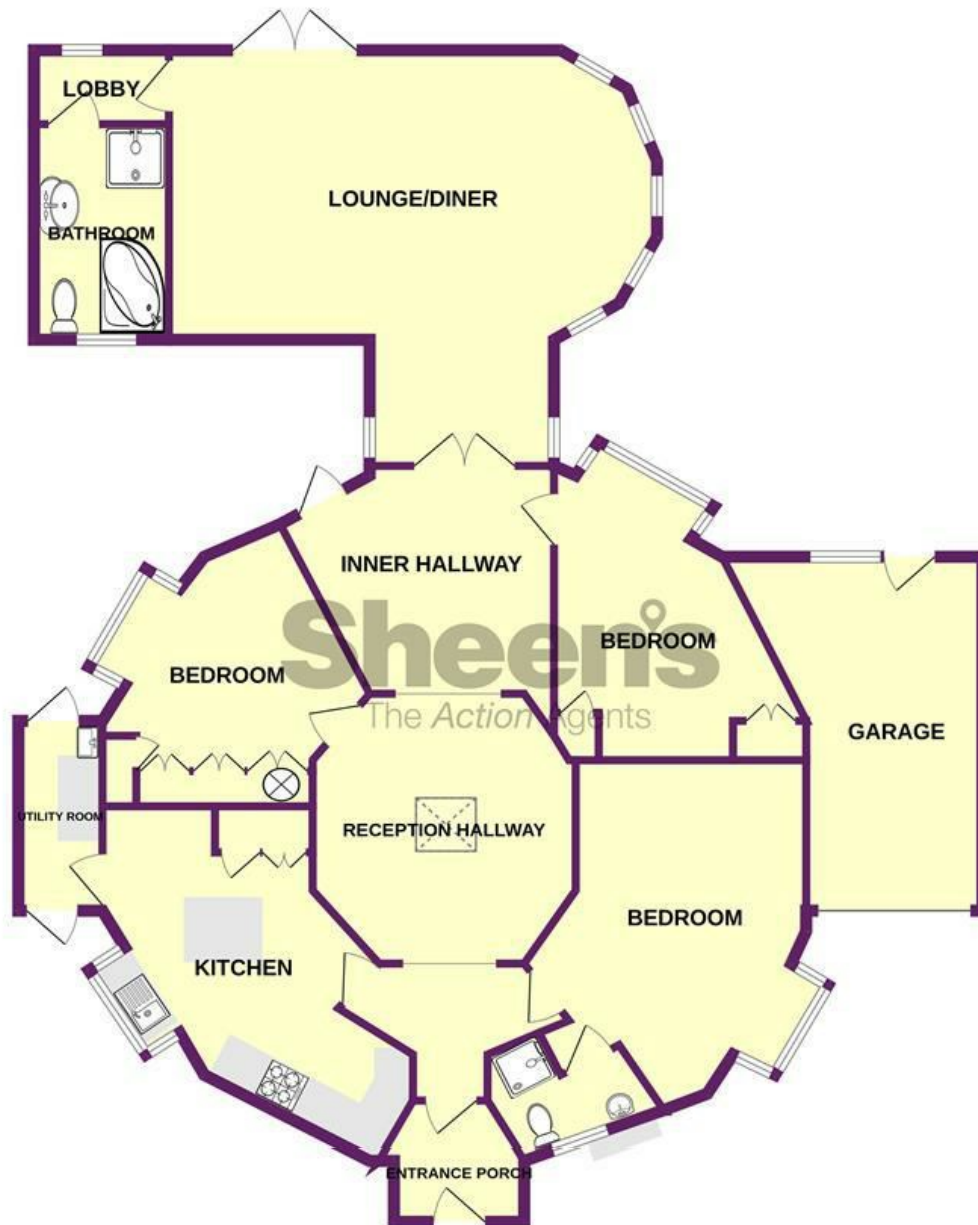
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Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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