



Wyndham Crescent East Clacton, CO15 6LG

Situated on this enviable corner plot in the sought after East of Clacton, Sheen's are pleased to offer for sale this THREE BEDROOM EXTENDED DETACHED BUNGALOW. In the valuers opinion, the property offers expansive configurations and refurbishment opportunities, with it's 26' Lounge, Double Garage and Three Bathrooms. A viewing is highly recommended to appreciate the size and position of the property with keys being held in the office so please call now to book your viewing.

- Three Bedrooms
- 26'4 Lounge
- 12'10 Kitchen
- Dressing Room with En-Suite
- Bathroom and Additional Shower Room
- Conservatory
- Majority Double Glazed
- Gas central heated (n/t)
- No Onward Chain
- Council Tax Band E. EPC Rating TBC



Price £395,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entranced door to;

ENTRANCE PORCH

Double glazed windows to side aspects. Radiator. Glazed door to;

ENTRANCE HALLWAY

11'2 x 11'2

Radiator. Doors to;



LOUNGE

26'4 x 15'2

Two radiators. Feature fireplace. Windows to rear. Patio doors leading to Conservatory. Door to;



KITCHEN

12'10 x 7'9

Comprises; Laminate rolled edge work surfaces with inset single drainer ceramic sink unit. Inset four ring electric hob. Integrated oven, grill and microwave (all appliances not tested). Plumbing and space for dishwasher and fridge freezer. Tiled splash backs. Selection of matching cupboards and drawers at both eye and floor level. Radiator. Double glazed window to side. Open access to;



UTILITY ROOM

8'7 x 7'

Laminated rolled edge work surfaces with plumbing and space for washing machine under. Double glazed windows to side and rear. Double glazed door leading to;



CONSERVATORY

26'4 x 7'

Two radiators. Double glazed windows to side and rear. Double glazed patio door leading to Garden.



BEDROOM ONE

17'2 into bay x 11'2

Double glazed bow bay window to side. Radiator. Selection of fitted bedroom furniture.



INNER HALLWAY

Storage cupboard. Loft access. Doors to;

BEDROOM TWO

15'1 into bay x 12'2

Double glazed bow bay window to front. Radiator. Fitted wall length wardrobes.



BEDROOM THREE

16'8 x 7'10

Double glazed window to front. Radiator. Fitted bedroom furniture. Storage cupboard housing wall mounted gas boiler (not tested). Open access to;



DRESSING ROOM

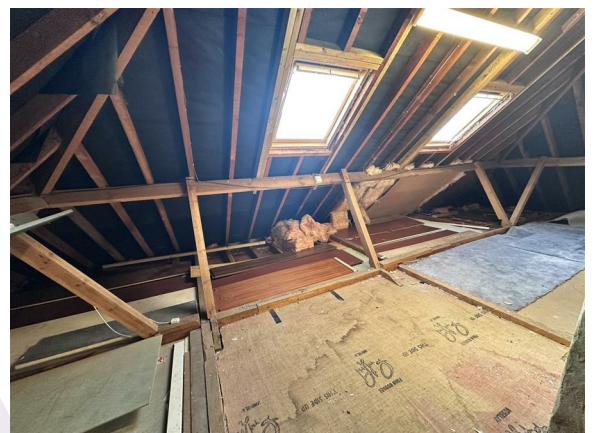
9' x 6'2

Radiator. Double glazed window to side. Double glazed patio door leading to garden. Sliding door to;



LOFT

Two sky light windows to rear. Power and light connected. Substantial loft space which could be converted subject to planning and building regulations to additional bedroom and en-suite.



ENSUITE

Comprises; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Fully tiled walls. Double glazed window to front.



BATHROOM

Suite comprises of low level WC. Pedestal hand wash basin. Panelled bath. Tiled walls. Radiator. Airing cupboard. Double glazed window to side.



SHOWER ROOM

Suite comprises of low level WC. Pedestal hand wash basin. Independent shower cubicle. Tiled walls. Heated towel rail. Double glazed windows to front.



OUTSIDE REAR

Established well maintain south-west facing rear garden. Enclosed by fencing and mature hedging. Paved patio area. Enclosed side garden being mainly laid to lawn. Enclosed by panelled fencing, mature shrub borders. Cast iron gate giving access to front.

REAR GARDEN

Established well maintain south-west facing rear garden. Enclosed by fencing and mature hedging. Paved patio area. Enclosed side garden being mainly laid to lawn. Enclosed by panelled fencing. mature shrub borders. Cast iron gate giving access to front.



SIDE GARDEN

Additional side garden being hard standing with side pedestrian access front via iron gate. Courtesy door leading to Double Garage. Outside tap.



DOUBLE GARAGE

18'7 x 17'5

Double glazed window to rear. Stainless steel single drainer sink unit. Power and light connected. Single electric garage door. Additional up and over garage door. Door leading to side garden.



FRONT

Two sets of double gates with one leading to double garage and entrance door. Block paved driveway providing off street parking for numerous vehicles leading to double garage. The additional double gates leading to further block paved area providing off street parking, remainder being laid to lawn. Enclosed by brick wall and mature hedging.



LE 0325

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: E

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile:

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband: Up to 2000mb

Non-Standard Property Features To Note:

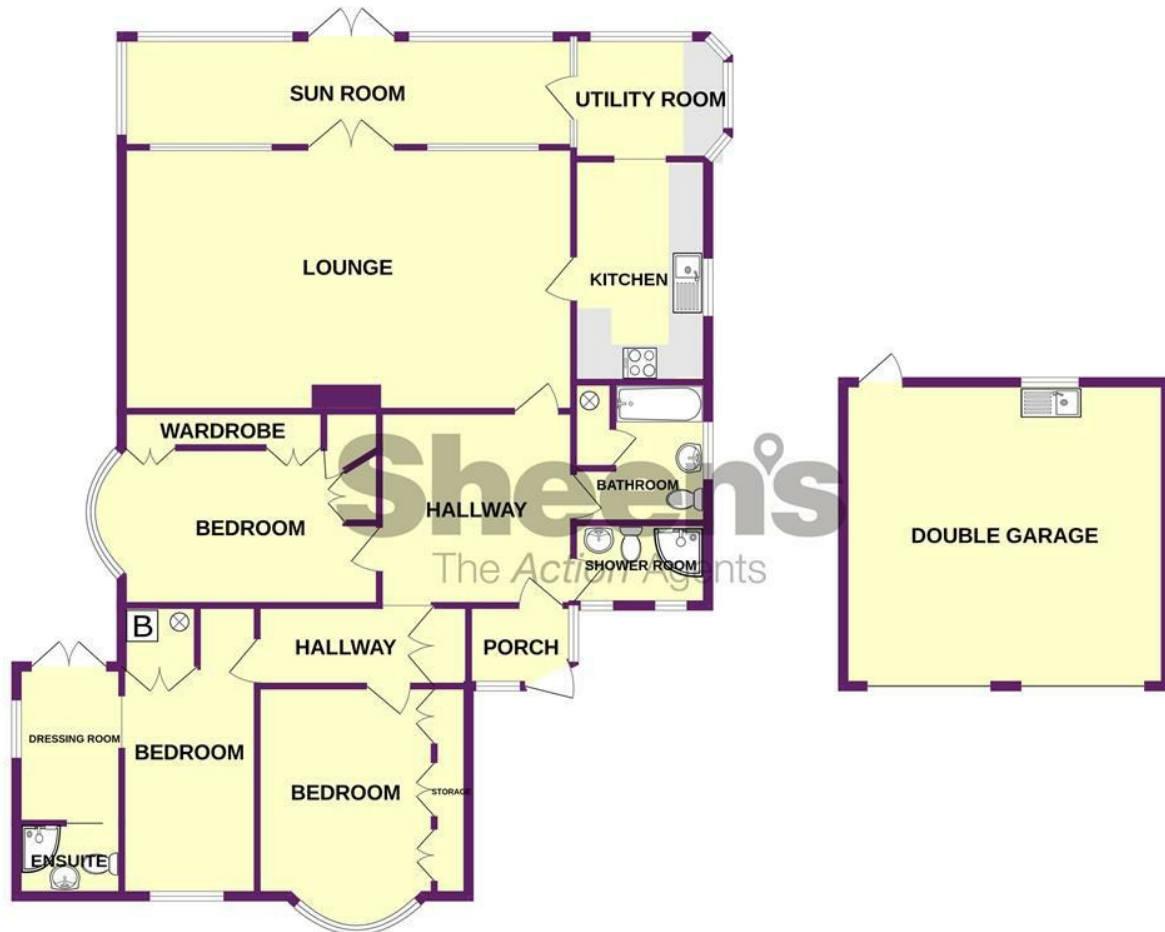
Particular Disclaimer

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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.



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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