



The Acorns Clacton-On-Sea, CO15 2QW

Located in this prestigious mews position on the Tudor Development on the Western side of Clacton is this spacious **THREE BEDROOM DETACHED BUNGALOW** built circa 2007. Local shopping amenities at Tudor Parade are positioned within a quarter mile, with Clacton's town centre and mainline railway station approximately two miles away. The property is presented in excellent decorative order throughout along with manicured front and rear gardens and early viewing is strongly advised to appreciate the accommodation and décor on offer.

- **Three Bedrooms**
- **En-Suite Shower Room**
- **19'6 x 12'9 Lounge**
- **13'9' Max Conservatory**
- **Modern White Bathroom Suite**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **Garage & Off Road Parking**
- **South Facing Landscaped Garden**
- **EPC Rating C & Council Tax D**



Price £425,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

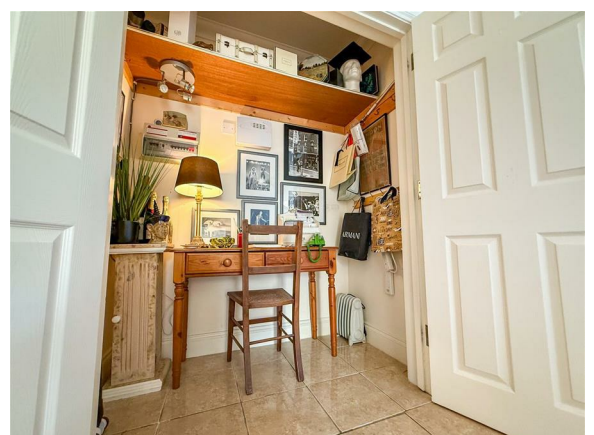
Sealed unit double glazed entrance door to:

ENTRANCE HALLWAY

Two radiators. Loft access with loft ladder. (The Vendor has informed us that this is part boarded). Tiled flooring. Built in double Storage/Office Cupboard. Additional built in airing cupboard. Doors to:



STORAGE/OFFICE CUPBOARD



PRINCIPAL BEDROOM

12'10 x 10'6

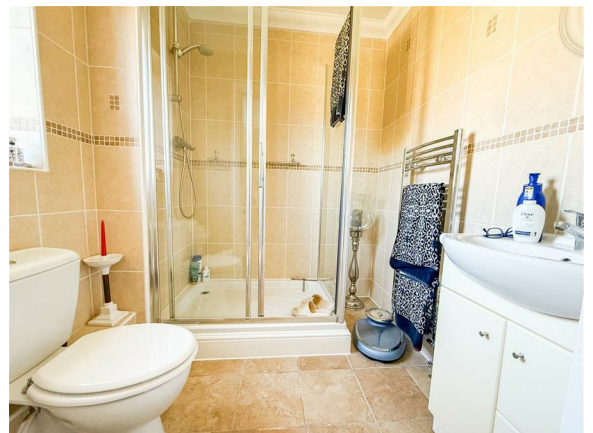
Radiator. Sealed unit double glazed window to front. Tiled flooring. Wardrobe to remain. Door to En-Suite.



EN-SUITE SHOWER ROOM

6'3 x 6'

Fitted with a modern three piece white suite. Comprises fitted double shower cubicle. Low level W.C. Vanity hand wash basin. Fully tiled walls. Extractor fan (not tested). Tiled flooring. Heated towel rail. Sealed unit double glazed window to front.



BEDROOM TWO

12'9 x 11'

Tiled flooring. Wardrobe to remain. Radiator. Sealed unit double glazed window to rear.



BEDROOM THREE

12'9 x 7'11

Tiled flooring. Radiator. Sealed unit double glazed window to rear.



BATHROOM

7'4 x 6'1

Fitted with a modern three piece white suite. Comprises panel bath. Vanity hand wash basin. Low level W.C. Heated towel rail. Fully tiled walls and tiled flooring. Extractor fan (not tested). Sealed unit double glazed window to side.



KITCHEN

12'5 x 9'7

Fitted with a range of laminate fronted units. Comprises laminated rolled edge worksurfaces with cupboards, drawers and storage space under. Range of matching eye level cabinets. Inset one and a half bowl single drainer sink unit and mixer taps. Integrated dishwasher, washing machine and fridge freezer. All appliances not tested. Tiled splash backs. Tiled flooring. Radiator. Sunken spot lights. Sealed unit double glazed window to rear. Sealed unit double glazed door to conservatory.



LOUNGE

19'6 plus bay x 12'9

Wood effect paneled flooring. Feature ornamental fire surround with inset electric fire (not tested). Sealed unit double glazed bay window to front. Two radiators. Sealed unit double glazed double doors and window to Conservatory.



ALTERNATE VIEW OF LOUNGE



CONSERVATORY

13'9 x 8'3

Part brick built. Vaulted poly-carbonate roof. Sealed unit double glazed windows to sides and rear. Radiator. Tiled flooring. Sealed unit double glazed double doors to rear garden.



OUTSIDE-FRONT

Block paved driveway providing off street parking. Remainder of garden laid to lawn. Array of flower and shrub borders. Garage with up and over electric door (not tested). Gate gives side pedestrian access to:



OUTSIDE-REAR

Landscaped garden. Mainly laid to lawn with paved and shingled patio area. Flower and shrub borders. Personal door to garage. Enclosed by paneled fencing. Timber summerhouse to remain.



GARDEN VIEW (2)



GARDEN VIEW (3)



GARDEN VIEW (4)



FRONT GARDEN



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0425

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.

Particular Disclaimer

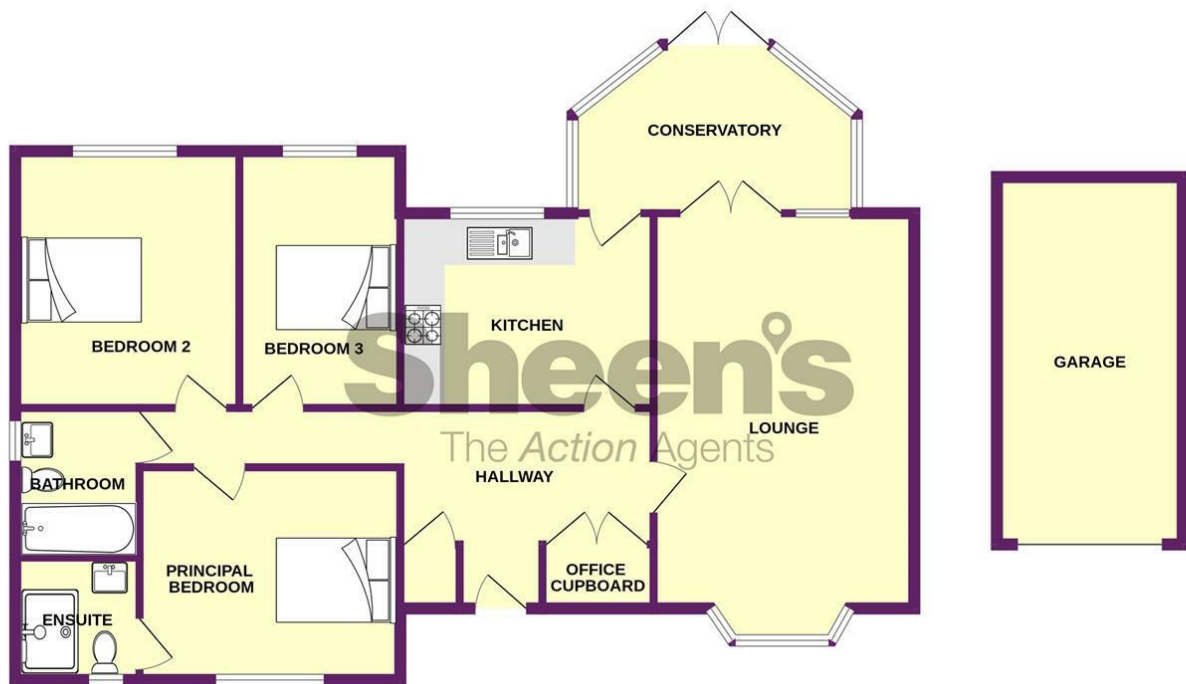
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are

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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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