



## North Road Great Clacton, CO15 4EP

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM Individually Designed DETACHED CHALET BUNGALOW positioned on an enviable corner plot. The property benefits from TWO RECEPTION ROOMS as well as an EN-SUITE W.C. and spacious modern family bathroom. The property is conveniently with Brook Retail Park being located approximately a quarter of a mile away with Clacton-on-Sea's town centre, mainline railway station and seafront approximately one mile away. An internal inspection is highly advised to appreciate the accommodation and décor on offer.

- **Three/Four Bedrooms**
- **Two Reception Rooms**
- **11'10 x 8' Modern Kitchen**
- **Modern Family Bathroom**
- **En-Suite W.C.**
- **Gas Central Heating (n/t)**
- **Fully Double Glazed**
- **Enviably Corner Plot**
- **Garage & Off Street Parking**
- **EPC Rating D & Council Tax D**

**Price £425,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Stair flight to first floor. Storage cupboard. Tiled flooring. Telephone point. Professionally fitted burglar alarm system (not tested). Dado rail. Radiator. Doors to:



### BATHROOM

8'11 x 7'6

Fitted with a modern three piece white suite. Comprises concealed cistern low level W.C. Vanity wash hand basin with storage drawers under. Tall storage unit. Panelled bath with mixer tap and shower attachment. Part tiled walls. Radiator. Decorative tiled flooring. Double glazed window to rear.



## ALTERNATE VIEW OF BATHROOM



## LOUNGE

20' max x 15' nar 9'7

'L' Shape Lounge. Feature effect fireplace with inset electric fire (not tested). Two radiators. Wood effect flooring. Double glazed windows to side and double glazed oriel bay window to front.



ALTERNATIVE VIEW OF LOUNGE



## KITCHEN

11'10 x 8'

Modern fitted kitchen suite. Range of antique white panel fronted units. Comprises wood effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with integral extractor hood above. Inset high level double electric oven (all appliances not tested). Tall designer radiator. Tiled flooring. Double glazed window to side. Double glazed door leading to side. Open access to Utility Room.



## UTILITY ROOM

6'7 x 6'4

Fitted with a range of matching antique white panel fronted units. Comprises square edge wood effect work surfaces cupboards below. Range of matching wall mounted units. Integrated washing machine (not tested). Space and plumbing for dishwasher. American fridge/freezer space. Tiled splash backs. Tiled flooring. Double glazed window to side.



## DINING ROOM

10'11 x 9'11

Tiled flooring. Radiator. Double glazed double doors leading to rear garden.



## BEDROOM FOUR/STUDY

8'5 x 7'11

Radiator. Double glazed window to front.



## FIRST FLOOR LANDING

Storage cupboard. Doors to:

## BEDROOM ONE

15'7 x 13'4 max

Built in wardrobes. Storage cupboard. Radiator. Double glazed window to front.



## BEDROOM TWO

15'7 x 12'10 max

Radiator. Double glazed windows to front. Door to;



## EN-SUITE W.C

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Extractor fan (not tested).



### BEDROOM THREE

8'8 x 9'4 max

Radiator. Double glazed window to front.



### FIRST FLOOR SHOWER ROOM

Fitted with a modern three piece white suite. Comprises low level W.C. Pedestal hand wash sink basin with mixer tap. Corner shower cubicle with wall mounted shower. Fully tiled. Tiled flooring. Radiator. Extractor fan (not tested). Double glazed Velux window to side.



## OUTSIDE - FRONT

The property is situated on an enviable corner plot position. Hard standing block paved area providing off street parking for multiple vehicles. Access to Garage via side double metal gates. Shingled borders with remainder laid to lawn. Enclosed by part brick built wall and pedestrian gate. Side access to rear garden.



## ALTERNATIVE VIEW OF OUTSIDE FRONT



## GARAGE

20'1 x 8'10

Up and over door. Power and light connected. Double glazed personal door to rear garden.



## OUTSIDE - REAR

Approx. 45' x 40' Garden. Patio paved area with remainder being laid to lawn. Shrub and flower borders and mature trees. Enclosed by panelled fencing. Water tap to side. Weather proof electric socket. Side pedestrian access to front.



ALTERNATIVE VIEW OF GARDEN



## ALTERNATE VIEW OF GARDEN 2



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): No (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## JE 0725

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## AGENTS NOTE

Be advised the property comes fitted with a professionally installed burglar alarm system.

## 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

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consideration. All fitments are not tested by Sheen's so buyers should satisfy themselves of their working condition.





**Sheen's**  
1ST FLOOR The Action Agents



NORTH ROAD, CLACTON-ON-SEA, ESSEX, CO15 4EP

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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**Sheen's**  
The Action Agents

