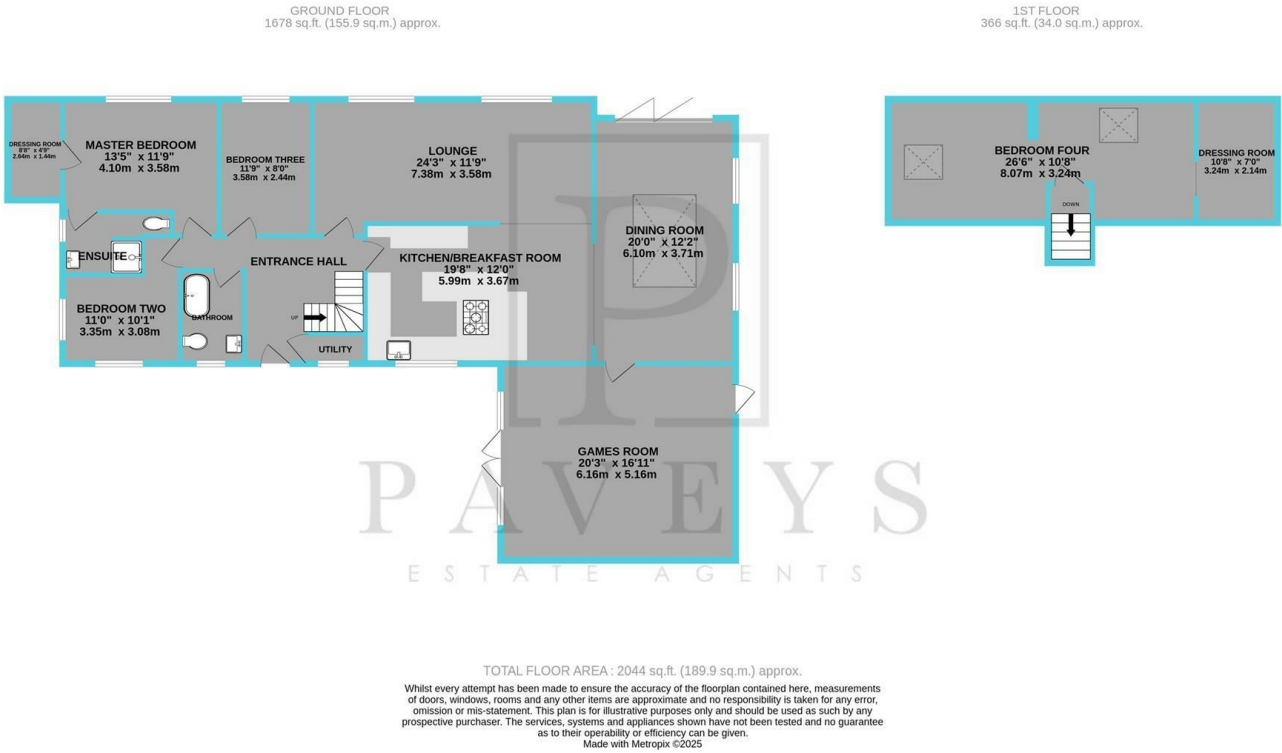




72, Vista Road
Clacton-On-Sea, CO15 6DH
Price £450,000 Freehold

NO ONWARD CHAIN!

Paveys have the pleasure in offering for sale this BEAUTIFULLY MODERNISED DETACHED CHALET STYLE BUNGALOW with PRIVATE REAR GARDEN located in the heart of Clacton-on-Sea. This spacious property is set on a good sized plot which is tucked away and accessed via its own 100ft long private driveway. Key features include two attractive reception rooms, beautiful kitchen breakfast room with appliances, four bedrooms, high end bathroom and en-suite shower room and a superb 20ft games room/bar & cinema room. There is ample off road parking to the front of the property and gardens to either side one of which is laid to lawn with decking area. The property is central to Clacton Leisure Centre, Vista Road Play Area, Clacton Railway Station and is within catchment for the sought after Clacton County High School. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|--|--|---|--|--|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

ENTRANCE HALL

Composite entrance door to front aspect, glazed door to Utility, Amtico flooring, stair flight to First Floor, coved ceiling, wall mounted heater.

UTILITY

Double glazed window to front, wall mounted combination boiler (not tested by Agent).

KITCHEN BREAKFAST ROOM 19'8 x 12' (5.99m x 3.66m)

High gloss over and under counter units, full height cupboards, quartz work tops and breakfast bar, undermount sink with mixer tap. Range oven (to remain) with ceiling extractor over, Hotpoint microwave (to remain), integrated fridge freezer and dishwasher, wine cooler (available by separate negotiation). Double glazed window to front, Amtico flooring, coved ceiling, tiled splash backs, bench seating, upright radiator.

DINING ROOM 20' x 12'2 (6.10m x 3.71m)

Double glazed bi fold doors to rear garden, double glazed windows to rear, double glazed roof lantern, smooth ceiling, spot lights, polished tiled flooring, feature wood burner with tiled surround, upright radiator.

LOUNGE 24'3 x 11'9 (7.39m x 3.58m)

Two double glazed windows to rear overlooking the garden, fitted carpet, coved ceiling, TV point, open access to Kitchen Breakfast Room, radiators.

GAMES ROOM 20'3 x 16'11 (6.17m x 5.16m)

Versatile room, formerly the garage and currently used as a games room/cinema room & bar. Double glazed double doors and side panels to side aspect, single double glazed door to side, wood flooring, spot lighting, radiators.

MASTER BEDROOM 13'5 x 11'9 (4.09m x 3.58m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, door to Dressing Room, door to En Suite Shower room, radiator.

DRESSING ROOM 8'8 x 4'9 (2.64m x 1.45m)

Fitted carpet, range of hanging rails, power and light.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity unit with table top wash hand basin and fully tiled walk in shower. Double glazed window to side, Amtico flooring, fully tiled walls, heated towel rail.

BEDROOM TWO 11' x 10'2 (3.35m x 3.10m)

Double glazed windows to front and side aspects, fitted carpet, radiator.

BEDROOM THREE 11'9 x 8' (3.58m x 2.44m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, wall mounted vanity wash hand basin and bath with shower and glass screen over. Double glazed window to front, Amtico flooring, fully tiled walls, large mirror, chrome heated towel rail.

FIRST FLOOR

BEDROOM FOUR 26'6 x 10'8 (8.08m x 3.25m)

Two double glazed Velux windows, fitted carpet, vaulted ceiling, recess shelving, door to eaves storage, access to Dressing Room (10'8 x 7'), radiators.

OUTSIDE FRONT

The property is accessed via its own private block paved driveway which leads to a generous parking area to the front and side of the property.

THE GARDEN

To the left hand side is a gated and enclosed garden mainly laid to lawn with a raised decking area, retaining panel fencing, shrub and plant borders. There is an additional paved side garden with storage sheds.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.