



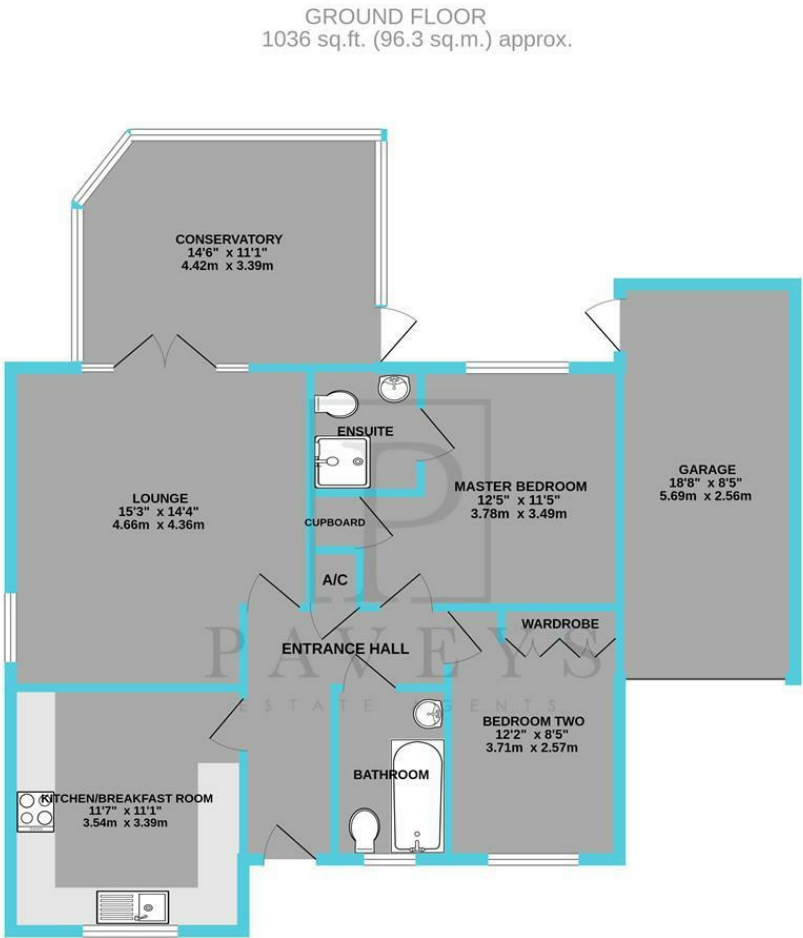
9, Bramble Way  
Clacton-On-Sea, CO15 4NW  
  
Price £360,000 Freehold



Paveys are delighted to offer for sale this IMMACULATE DETACHED BUNGALOW located in a peaceful cul-de-sac in the popular Great Clacton Area. This beautiful property is well presented throughout with a lounge, conservatory, kitchen breakfast room, master bedroom with fitted bedroom furniture and en suite shower room, second double bedroom and bathroom. The landscaped rear garden is very private and has a low maintenance artificial lawn along with access to the garage and driveway. Bramble Way forms part of a modern development of properties built by renowned builders Burfoot Homes. It is centrally located close to Burrsville Country Park, The Shopping Village @ Gorse Lane, local schools and services. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs		75	89	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.  
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.  
Made with Metropix 1/2025

ENTRANCE HALL

Composite entrance door to front aspect, exterior light, LVT flooring, built in airing cupboard, loft hatch, radiator.

KITCHEN BREAKFAST ROOM 11'7 x 11'1 (3.53m x 3.38m)

High gloss white fronted over and under counter units, work tops, inset white sink and drainer with mixer tap. Integrated appliances including oven and microwave, electric hob with extractor over, dishwasher, fridge freezer and washing machine. Cupboard housing wall mounted Glow-worm boiler (approx 2 years old). Double glazed window to front, tiled flooring, smooth and coved ceiling, spot lights, tiled splash backs, radiator.

LOUNGE 15'3 x 14'4 (4.65m x 4.37m)

Double glazed double doors and matching side panels to Conservatory, double glazed window to side, fitted carpet, coved ceiling, wall lights, TV point, radiator.

CONSERVATORY 14'6 x 11'1 (4.42m x 3.38m)

Part brick construction, double glazed door to garden, double glazed windows to all aspects with views over the garden, glass pitched roof, LVT flooring, radiator.

MASTER BEDROOM 12'5 x 11'5 (3.78m x 3.48m)

Double glazed window to rear overlooking the garden, fitted shutters, fitted carpet, smooth and coved ceiling, range of bespoke fitted bedroom furniture including wardrobes, side tables, shelving and over bed storage, built in cupboard, door to En Suite shower room, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Tiled flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

BEDROOM TWO 12'2 x 8'5 (3.71m x 2.57m)

Double glazed window to front, fitted shutters, fitted carpet, coved ceiling, built in double wardrobe, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower attachment over. Double glazed window to front, tiled flooring, fully tiled walls, smooth and coved ceiling, chrome heated towel rail.

OUTSIDE FRONT

Corner plot frontage, steps leading up to entrance door, stone chip beds, established tree, block paved pathway, side access and driveway to the front of the Garage, gated access to rear garden, exterior light.

OUTSIDE REAR

A stunning rear garden with artificial lawn for ease of maintenance. Attractive patio area with shingle borders, retaining panel fencing, flowers and shrubs, courtesy door to Garage, gated access to front.

GARAGE 18'8 x 8'5 (5.69m x 2.57m)

Up and over door, courtesy door to rear garden, power and light connected (not tested by agent).

IMPORTANT INFORMATION

Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: C  
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.