



Land Close, CLACTON-ON-SEA CO16 8UJ

welcome to

Land Close, CLACTON-ON-SEA

SPACE FOR EVERYONE - This well presented spacious family home, occupies a corner plot on a cul-de-sac on the popular 'Peter Bruff' estate. The property offers two living rooms and en suites to two of the four bedrooms. Further benefits include a garden room and off road parking.





Ground Floor



First Floor

Entrance Hall

10' 10" x 6' 9" (3.30m x 2.06m)

Cloakroom

6' 6" x 2' 6" (1.98m x 0.76m)

Living Room

21' x 11' 11" (6.40m x 3.63m)

Garden Room

18' 7" x 9' 2" (5.66m x 2.79m)

Kitchen

12' 9" x 8' 8" (3.89m x 2.64m)

Dining Room

12' 1" x 11' 10" (3.68m x 3.61m)

Utility Room

9' 5" x 5' 9" (2.87m x 1.75m)

Bedroom 1

15' 3" x 12' 10" (4.65m x 3.91m)

En Suite

9' 6" x 5' 5" (2.90m x 1.65m)

Bedroom 2

12' 2" x 11' 10" (3.71m x 3.61m)

En Suite

6' 9" x 5' (2.06m x 1.52m)

Bedroom 3

13' 2" x 10' 3" (4.01m x 3.12m)

Bedroom 4

9' 9" x 8' 9" (2.97m x 2.67m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Land Close, CLACTON-ON-SEA

- Off Road Parking & Driveway
- En Suites to Two Bedrooms
- Utility Room
- Two Reception Rooms
- 1734 Sq ft of Accommodation

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS309406



Property Ref:
CTS309406 - 0005

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