



**Harwich Road, Little Clacton CLACTON-ON-SEA CO16 9PZ**

**welcome to**

**Harwich Road, Little Clacton CLACTON-ON-SEA**

BEAUTIFUL FIELD VIEWS - This EXTENDED four bedroom home is situated a the village location of LITTLE CLACTON. The property is ideally positioned for ease of access to local schools, bus links and the local train station. Internally the property is presented to a high standard. CALL TO VIEW.







**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Lounge**

25' 8" x 12' 6" ( 7.82m x 3.81m )

**Kitchen/Diner**

19' 3" x 13' 5" ( 5.87m x 4.09m )

**Utility Room**

8' 6" x 7' 5" ( 2.59m x 2.26m )

**Landing Area/Study**

9' 3" x 6' 8" ( 2.82m x 2.03m )

**Bedroom 1**

16' 5" x 11' 5" ( 5.00m x 3.48m )

**Ensuite**

**Bedroom 2**

14' 2" x 9' 7" ( 4.32m x 2.92m )

**Bedroom 3**

13' 1" x 9' 4" ( 3.99m x 2.84m )

**Bedroom 4**

10' 4" x 10' 3" ( 3.15m x 3.12m )

**Bathroom**

**Front Garden**

**Rear Garden**

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](http://www.focalagent.com)

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## Harwich Road, Little Clacton CLACTON-ON-SEA

- Substantial Extended Home
- Countryside and Field Views
- Off Road Parking
- Ensuite
- Utility Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£390,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309957](https://williamhbrown.co.uk/Property/CTS309957)



Property Ref:  
CTS309957 - 0005

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