

oakheart



£350,000

Guide Price  
Leys Drive, Little Clacton

Guide Price: £350,000 - £375,000.

Situated in the sought-after village of Little Clacton, this property offers convenient access to various local amenities such as a Post Office, Primary School, and nearby supermarkets. Furthermore, it boasts excellent connectivity to the A133/A12, providing easy reach to the major towns of Colchester and Clacton-on-Sea via road.

Introducing this charming 4-bedroom chalet bungalow nestled in the heart of Little Clacton. Boasting a well-designed layout, the property offers a range of living spaces across two floors.

On the ground floor, you'll find a cosy lounge area perfect for relaxation, a spacious dining room for entertaining guests, a fully equipped kitchen, a convenient utility room, and a modern bathroom. Additionally, the ground floor hosts bedroom one, complete with built-in storage solutions, as well as a second

bedroom.

Ascending to the first floor, you'll discover two further bedrooms, providing ample accommodation for a growing family or visiting guests. Bedroom three and bedroom four offer comfortable living spaces, with the added convenience of an ensuite toilet in one of the rooms.

With its versatile layout and prime location in Little Clacton, this property offers the perfect blend of comfort and convenience for modern living.

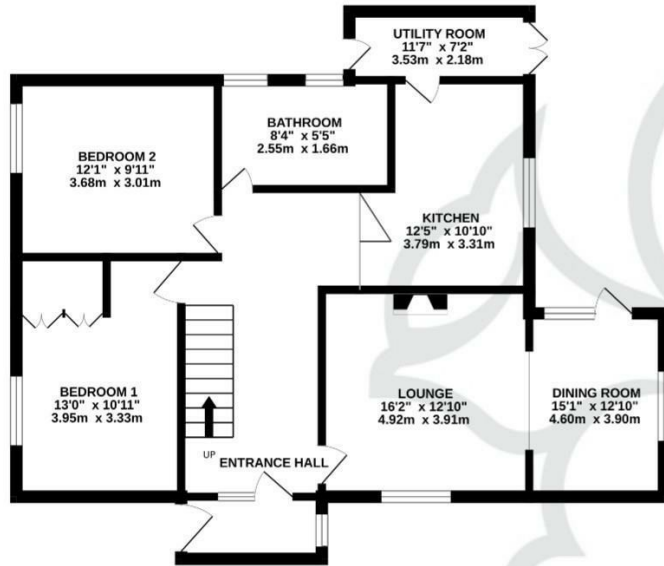








GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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.  
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Local Authority:  
Tendring

Tenure:  
Freehold

Council Tax Band:  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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