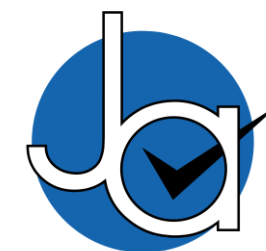




4 bedroom Detached House located in Little Clacton.

Guide Price
£400,000 - £435,000

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JOHN ALEXANDER
ESTATE AGENTS

Holland Road Little Clacton Clacton-on-Sea CO16 9RS

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £400,000 TO £435,000 NO ONWARD CHAIN***

Set on a generous ¼ acre plot in sought-after Little Clacton, this versatile 3/4 bed detached home offers spacious living throughout. Highlights include a 29' lounge/diner, 16' modern kitchen/breakfast room, en-suite to master, ground floor bathroom, 19' conservatory, and a 21'2 upstairs bedroom. Outside boasts a 150' x 60' rear garden, ample driveway parking, detached garage, and covered area.

Upon entering via the entrance porch, you step into a welcoming entrance hall, featuring a charming stained-glass window to the side, decorative wall panelling, and a wood-effect floor covering that sets the tone for the home.

To the front of the property, you'll find Bedroom One measuring 11'5" x 10'4" (3.48m x 3.15m), complete with fitted wardrobes, and Bedroom Two, a generous 11'6" x 9'6" (3.51m x 2.90m), also benefiting from fitted storage.

The ground floor further offers a flexible Dining Room/Bedroom Four, an impressive 16' x 10'4" (4.88m x 3.15m), featuring a striking fireplace and double doors that open into the main living space. The ground floor bathroom is beautifully appointed with a modern three-piece suite, including a panel-enclosed bath with mixer tap and shower attachment, a vanity unit with wash hand basin, low-level W.C., heated towel rail, and wood-effect flooring.

At the heart of the home lies the Kitchen/Breakfast Room, a superb 16' x 16' (4.88m x 4.88m) space fitted with contemporary units and square-edge work surfaces. It includes a one-and-a-half bowl ceramic sink, integrated fridge/freezer, built-in electric double oven, inset hob.

The Lounge/Diner is a standout feature, measuring 29'3" x 14'9" (8.84m x 4.50m), offering an abundance of space for relaxation and entertaining. This flows seamlessly into the Conservatory, a bright and airy 19' x 13'1" (5.79m x 3.99m) room with a polycarbonate roof, double-glazed windows, and French doors opening onto the rear garden.

Upstairs, the first floor hosts a stunning Master Bedroom, an expansive 21'2" x 17'1" reducing to 11'6" (6.45m x 5.21m > 3.51m), complete with built-in storage and its own En-Suite Shower Room. The en-suite features a modern three-piece suite with an enclosed shower cubicle, vanity wash hand basin and wood-effect flooring.

STEP OUTSIDE

Set within a generous plot of approximately ¼ acre, this property boasts a beautifully established rear garden measuring around 150' x 60'. The garden is predominantly laid to lawn and framed by mature trees and well-stocked shrub borders, offering a tranquil and picturesque outdoor space ideal for relaxation or entertaining.

To the front, a spacious driveway provides ample off-road parking. The garage is equipped with power and lighting and also offers access to a covered area, adding convenience and versatility.



4



2



2



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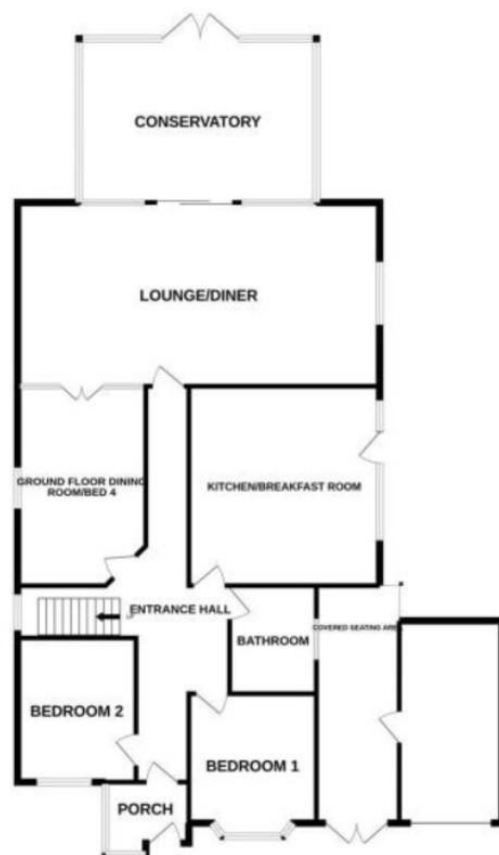




Holland Road, Little Clacton, Clacton-on-Sea, CO16 9RS



FLOORPLAN



DIRECTIONS

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