

**Elm Road, Little Clacton  
CO16 9LP  
Offers in Excess of £290,000 Freehold**







- **FABULOUS COUNTRYSIDE LOCATION**
- **SEMI-DETACHED HOUSE**
- **THREE DOUBLE BEDROOMS**
- **LOUNGE/DINER**
- **GARDEN ROOM**

- **KITCHEN/BREAKFAST ROOM**
- **FAMILY BATHROOM & SEPARATE WET ROOM**
- **OFF ROAD PARKING & GARAGE**
- **SOUTH FACING GARDEN BORDERING FIELDS**
- **NO ONWARD CHAIN**

**\*\* OUTSTANDING COUNTRYSIDE VIEWS \*\***

This fabulous semi-detached home is situated in an appealing countryside location with stunning views, offering a serene and peaceful environment.

The house comes with two reception rooms, the first is currently a generous lounge/diner, ideal for family meals or entertaining guests. The second reception is the garden room, named as it looks out onto the south facing garden providing a picturesque backdrop for relaxation or social gatherings. The kitchen/breakfast room, with its dual aspect windows, allow for an overall bright and airy ambiance, perfect for those who love cooking and enjoy a pleasant space to prepare meals. Completing the ground floor is a modern wet room to maximize convenience.

To the first floor you find three spacious double bedrooms, with fitted wardrobes, providing ample space for families. Each room is well-ventilated, bright, and comfortable. The family bathroom is equipped with a luxurious jacuzzi bath, perfect for relaxing after a long day. Outside, the mature rear garden, which is south facing and borders a field, features a storage shed and summerhouse, lawn and mature borders as well as a patio area ideal for summer BBQs. To the front of the property you will find off road parking for three vehicles as well as an integrated garage.

One of the unique features of this house is its environmentally friendly solar panels. These provide a sustainable and cost-effective energy solution. Located just a short drive from local shops as well as the beach areas of Clacton and Holland on Sea, this really is an ideal family home for those looking for tranquil family living.

**\*\* NO ONWARD CHAIN \*\***



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Partially glazed entrance door, Karndean flooring, centre and wall lights, radiator, stairs to first floor landing.

#### **KITCHEN/BREAKFAST ROOM**

17' 8" x 8' 9" (5.38m x 2.66m)

Dual aspect windows to front and side aspects, vinyl flooring, inset spot lights, radiator. Range of wood effect wall and base units with contrasting black counter top, integrated stainless steel sink/drain, water softener, dishwasher, 5-ring gas hob with extractor over, under counter electric oven, space for fridge/freezer, washing machine, tumble dryer, partially tiled walls.

#### **LOUNGE/DINER**

21' 5" x 12' 5" (6.52m x 3.78m)

Window to rear aspect, Bi-fold doors to garden room, carpet flooring, centre and wall mounted lights, two radiators. Feature fireplace with Marble hearth.

#### **GARDEN ROOM**

14' 2" x 10' 8" (4.31m x 3.25m)

Door to side, windows to rear aspect, roof lights, Oak flooring, inset spot lights, radiator.

#### **WET ROOM**

6' 9" x 5' 7" (2.06m x 1.70m)

Obscured window to side aspect, tiled flooring, underfloor heating, centre light. WC & hand basin vanity units, shower, wall mounted boiler, tiled walls.



## **FIRST FLOOR LANDING**

Carpet flooring, centre light.

## **BEDROOM ONE**

10' 8" x 9' 0" (3.25m x 2.74m)

Window to front aspect, carpet flooring, centre light, radiator. Fitted mirrored wardrobes, under eaves storage.

## **BEDROOM TWO**

10' 4" x 8' 9" (3.15m x 2.66m)

Window to rear aspect carpet flooring, spot lights, radiator, fitted wardrobes.

## **BEDROOM THREE**

10' 8" x 8' 8" (3.25m x 2.64m)

Window to rear aspect, carpet flooring, centre light, fitted wardrobe, radiator.

## **FAMILY BATHROOM**

8' 7" x 6' 9" (2.61m x 2.06m)

Obscured window to side aspect, vinyl flooring, spot lights, vertical radiator. Jacuzzi bath, low level WC, bidet and counter top washbowl, airing cupboard.

## **EXTERIOR**

### **FRONT**

Off road parking for three vehicles, integrated garage with power, side access to rear garden.

### **REAR**

South facing garden laid to lawn with mature borders, trees and shrubs, patio area, storage shed, summer house, field views.



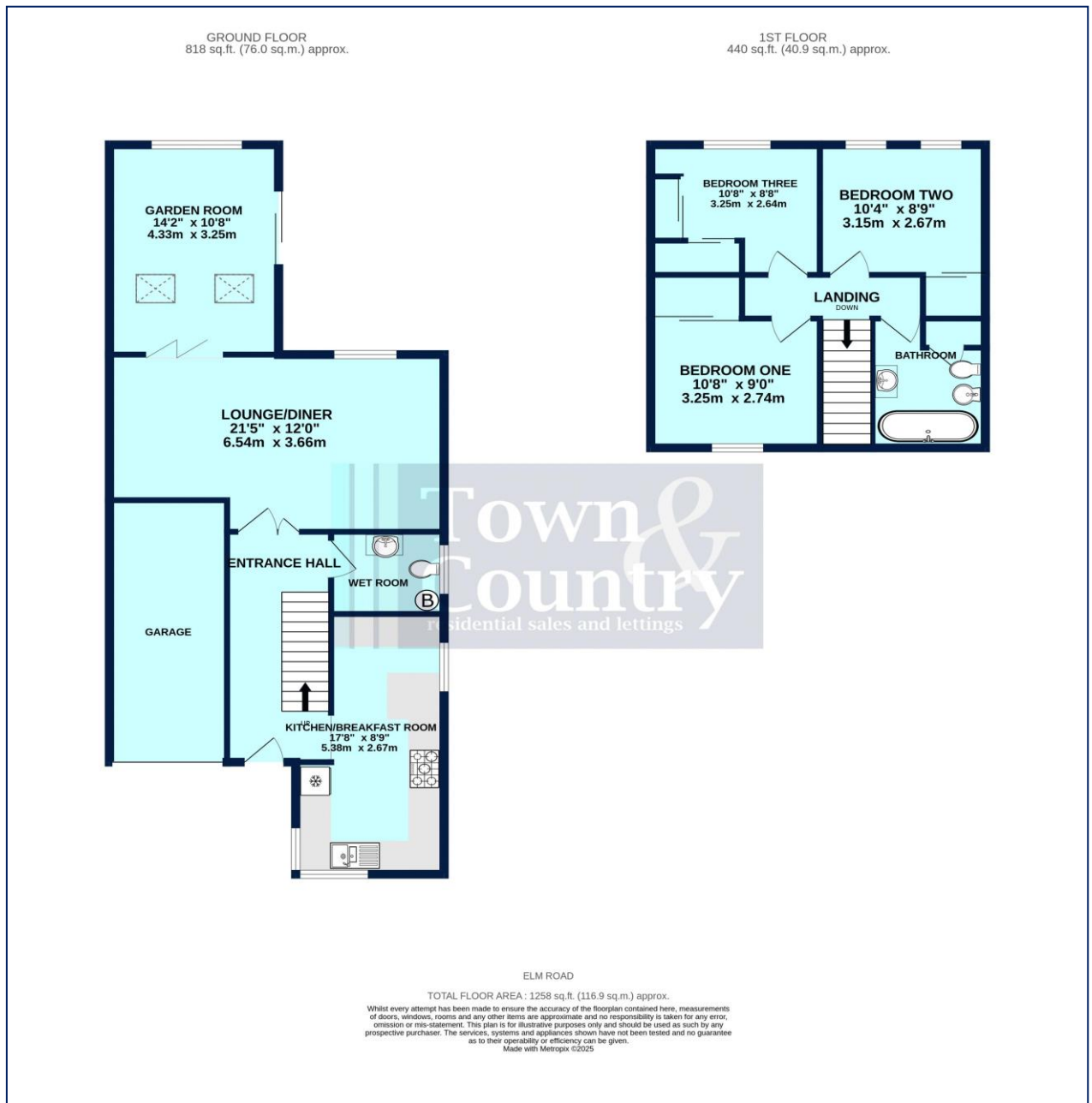












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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