

**Craigfield Avenue, Great Clacton
CO15 4HR
Offers Over £280,000 Freehold**





- RECENTLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW
- CONTEMPORARY KITCHEN
- BEAUTIFULLY BRIGHT LOUNGE WITH LARGE WINDOWS AND LOG BURNER
- FAMILY BATHROOM

- GATED DRIVEWAY
- GARAGE
- MINUTES TO LOCAL JUNIOR SCHOOL
- EASY STROLL TO THE SHOPS
- DELIGHTFUL HOME READY TO MOVE STRAIGHT IN

****RECENTLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW****

Perfect for couples and families, this stylishly decorated home is ready to move straight into. Superbly positioned being just a stones throw to the local Junior School, walking distance to the shops and a short drive to the beach front.

Highlights include lounge with contemporary upright log burner and large pictures windows overlooking the garden which adds a really light and airy feel, modern kitchen and family bathroom. One of the standout features of this property is the large garden which backs onto woodland which has been lovingly maintained, complete with summer house.

The bungalow is set back from the road with privacy hedging, a gated driveway and garage.

A SUPER HOME READY TO MOVE INTO AND ENJOY



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, spot lights, wooden flooring.

LOUNGE

15' 1" x 8' 0" (4.59m x 2.44m)

Double glazed window to rear aspect, multi-fuel Wood burner, centre and wall mounted lights, carpet flooring, radiator.

KITCHEN/BREAKFAST ROOM

13' 3" x 10' 4" (4.04m x 3.15m)

Base and eye level units, worktop inset stainless steel sink and drainer unit. Space for cooker, fridge/freezer and washing machine. Breakfast bar, part tiled walls. Centre light, double glazed window to rear aspect, tiled flooring, radiator. Door to side.

BEDROOM ONE

13' 3" x 10' 5" (4.04m x 3.17m)

Double glazed window to front and side aspects, centre and wall lights, carpet flooring, radiator.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m)

Double glazed window to side aspect, centre light, carpet flooring, radiator.

BEDROOM THREE

10' 5" x 6' 2" (3.17m x 1.88m)

Double glazed window to front and side aspects, centre light, carpet flooring, radiator.



BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

Panelled bath with shower over, low level WC and wash hand basin. Double glazed window to side aspect, spot lights, tiled flooring, heated towel rail.

EXTERIOR

FRONT

Dwarf wall to front with shrubbery, laid to lawn. Driveway with off parking for numerous vehicles, access to garage, side access to rear garden.

REAR

Laid to lawn with mature trees and shrubs, summer house, patio, backing onto fields.

GARAGE

Up and over door, courtesy door to rear.

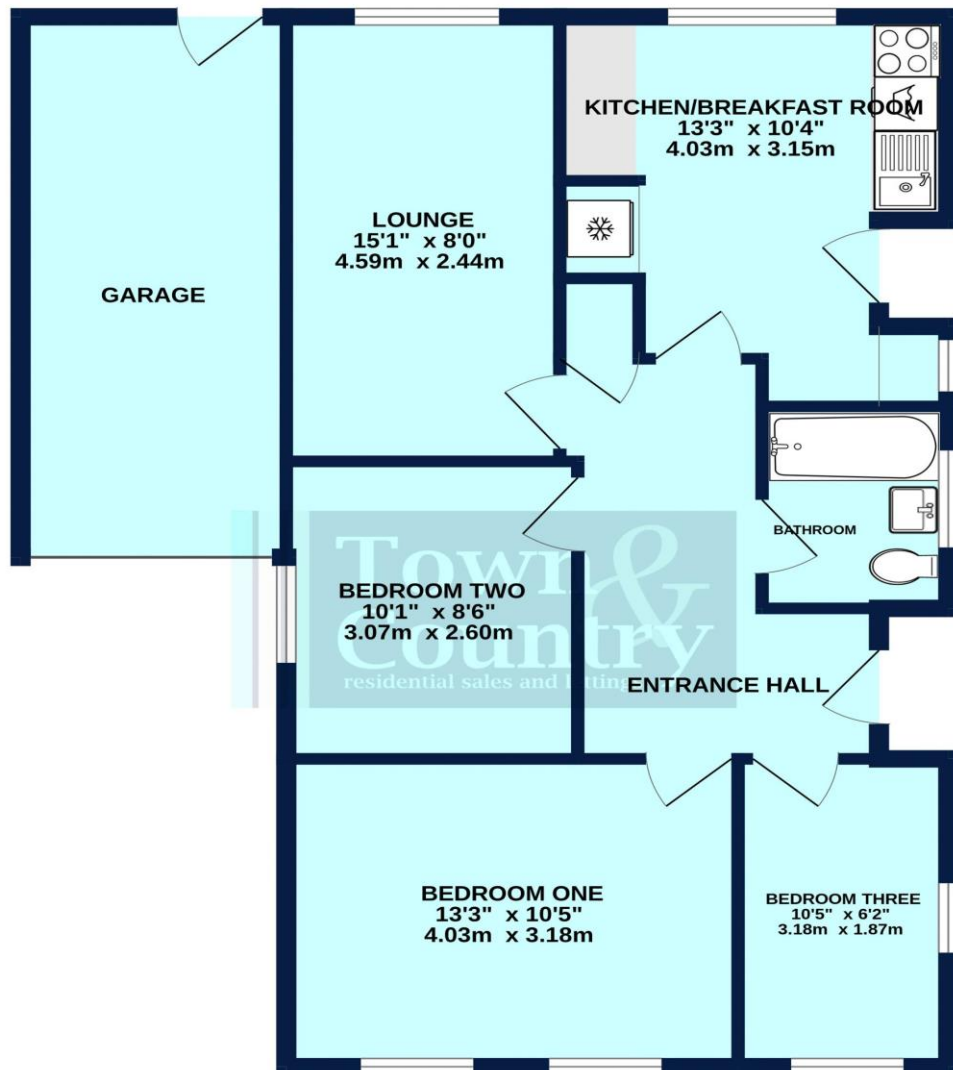






Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

814 sq.ft. (75.6 sq.m.) approx.



CRAIGFIELD AVENUE

TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

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