



**Burmanny Close, Clacton-On-Sea CO15 2BA**

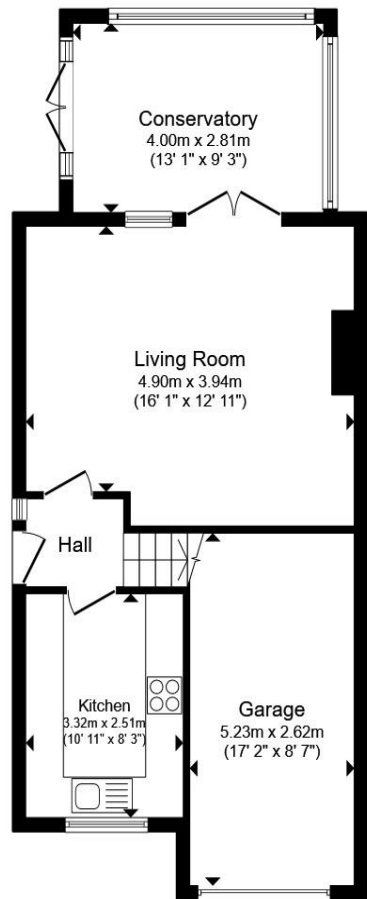


**welcome to**

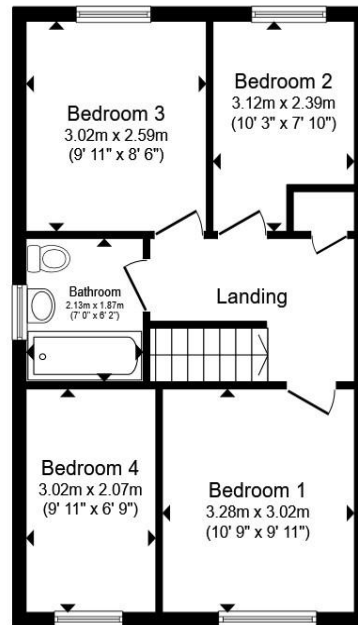
## **Burmanny Close, Clacton-On-Sea**

Stylish, spacious and beautifully presented, this four-bedroom home offers modern living, a stunning fireplace, Living room, conservatory and a great garden. Ready to move straight into—homes like this don't stay available for long. Enquire today to book your viewing!





**Ground Floor**



**First Floor**

Total floor area 106.5 m<sup>2</sup> (1,146 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Entrance Hall**

**Kitchen**

10' 11" x 8' 3" ( 3.33m x 2.51m )

**Living Room**

16' 1" x 12' 11" ( 4.90m x 3.94m )

**Conservatory**

13' 1" x 9' 3" ( 3.99m x 2.82m )

**Bedroom 1**

10' 9" x 9' 11" ( 3.28m x 3.02m )

**Bedroom 2**

10' 3" x 7' 10" ( 3.12m x 2.39m )

**Bedroom 3**

9' 11" x 8' 6" ( 3.02m x 2.59m )

**Bedroom 4**

9' 11" x 6' 9" ( 3.02m x 2.06m )

**Bathroom**

**Garage**

**Front Garden**

**Rear Garden**

welcome to

## Burmanny Close, Clacton-On-Sea

- Beautifully presented four-bedroom semi-detached family home
- Stylish, modern refitted kitchen with integrated appliances
- Spacious living room with feature brick fireplace and wood-burning stove
- Large conservatory providing an additional versatile reception space
- Contemporary family bathroom with modern tiling and fittings

Tenure: Freehold EPC Rating: D  
Council Tax Band: B



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS307572](http://williamhbrown.co.uk/Property/CTS307572)



Property Ref:  
CTS307572 - 0003

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