



**3 bedroom
Semi-Detached
House located
in Clacton - On
- Sea.**

Guide Price
£200,000 - £235,000

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JOHN ALEXANDER
ESTATE AGENTS

Craigfield Avenue Clacton - On - Sea Essex CO15 4HR



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FULL DESCRIPTION

OVERVIEW

** GUIDE PRICE £225,000 - £250,000 **

NO ONWARD CHAIN

This three bed semi detached house boasts a generous garden both front and rear, driveway for two vehicles and a garage. The property is located very close to Great Clacton primary school, as well as other local amenities. Local shops and the Clacton leisure centre are within one mile of the property which is located in the highly sought after Great Clacton area. This property would make a perfect forever family home with ample indoor space and generous outside areas.

ENTRANCE HALL

LOUNGE

16' 8" x 12' 1" (5.1m x 3.7m)

DOWNSTAIRS WC

6' 2" x 2' 7" (1.9m x 0.8m)

KITCHEN

9' 10" x 11' 1" (3m x 3.4m)

CONSERVATORY

13' 9" x 8' 2" (4.2m x 2.5m)

MASTER BEDROOM

9' 10" x 12' 5" (3m x 3.8m)

BEDROOM 2

12' 1" x 8' 10" (3.7m x 2.7m)

BEDROOM 3

7' 2" x 8' 10" (2.2m x 2.7m)

BATHROOM

6' 2" x 7' 2" (1.9m x 2.2m)

OUTSIDE AREAS

The rear garden to the property consists of mainly green areas with a full border of shrubs and small trees. The patio area sits adjacent to the conservatory and compliments the rear access to the detached garage.

The Front garden is generous and allows the property to sit set back from the road. The driveway would sit 2 vehicles and sits Infront of the main garage door.



LOCATION

Great Clacton is a well-established residential area on the outskirts of the popular seaside town of Clacton-on-Sea, offering an appealing blend of coastal charm and everyday convenience. Favoured by families, retirees, and commuters alike, Great Clacton is known for its quieter atmosphere while still benefiting from close proximity to the vibrant seafront and town centre amenities.

Local amenities are plentiful, with supermarkets, independent shops, schools, and healthcare facilities all within easy reach. Excellent transport links, including nearby rail services from Clacton-on-Sea into London Liverpool Street, make Great Clacton a practical choice for those looking to balance coastal living with commuting needs.

Overall, Great Clacton offers a relaxed lifestyle with strong community appeal, making it an increasingly desirable location for those seeking value, space, and accessibility on the Essex coastline.

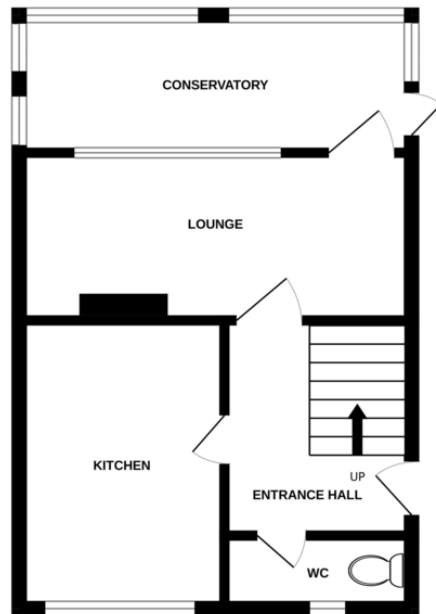
AGENTS NOTES

In accordance with the Estate Agents Act 1979, we disclose that the seller of this property is a connected person to an employee of the agent

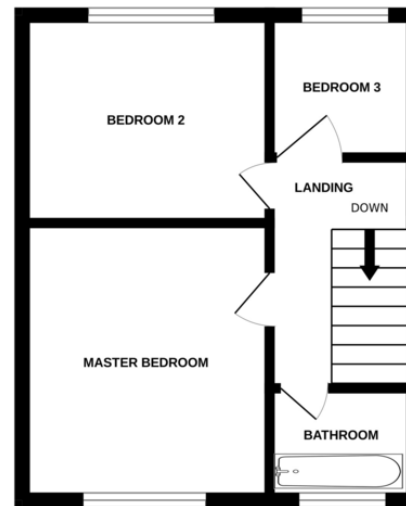


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

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