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BROOM



**Coolyne Way, Great Clacton CO15 4NJ**

Clacton-on-sea

**£235,000**

This charming two-bedroom bungalow, situated in an established residential area of Great Clacton, offers comfortable and modern living spaces, complete with a generous southerly-facing garden.

Step inside to discover a bright and inviting interior. The heart of the home is the spacious 4.78m x 3.38m (15'8" x 11'1") Lounge, which seamlessly opens onto the Conservatory, providing an ideal space for relaxation. The Modern Fitted Kitchen, measuring 3.15m x 2.74m (10'4" x 9'0"), is well-appointed with contemporary units and leads directly through to the Conservatory, enhancing the home's open feel.

The property offers two well-proportioned bedrooms designed for comfort. Bedroom One, a generous 4.37m x 3.4m (14'4" x 11'2"), provides ample space for furnishings, whilst Bedroom Two, at 2.92m x 2.74m (9'7" x 9'0"), offers flexibility as a guest room or home office. The Modern Shower Room, measuring 1.91m x 1.65m (6'3" x 5'5"), features a convenient walk-in enclosure and contemporary fittings.

Further benefits include a gas heating system and double glazing throughout, ensuring warmth and efficiency. Externally, the property boasts Off Road Parking at the front, with potential for vehicular access to the rear garden for added convenience. The substantial Southerly Rear Garden, measuring approximately 15.24m x 14.63m (50'0" x 48'0" Max), offers a private outdoor haven, perfect for gardening, al-fresco dining, or simply enjoying the sunshine.

Located in an established residential area of Great Clacton, this home combines peaceful living with easy access to amenities and bus stop. This beautifully presented bungalow is a perfect opportunity for those seeking a modern and comfortable home in a desirable location.

**Lounge:** 4.78m x 3.38m (15'8" x 11'1")

**Kitchen:** 3.15m x 2.74m (10'4" x 9'0")

**Conservatory:** 5.79m x 1.7m (19'0" x 5'7")

**Bedroom One:** 4.37m x 3.4m (14'4" x 11'2")

**Bedroom Two:** 2.92m x 2.74m (9'7" x 9'0")

**Shower Room:** 1.91m x 1.65m (6'3" x 5'5")

**Rear Garden:** 15.24m x 14.63m (50'0" x 48'0" Max)

Material information for this property:

Tenure: To be confirmed

Council Tax Band: B

EPC: To be confirmed

Services connected:

Electricity: Mains supply

Gas: Mains supply

Water: Mains supply

Sewerage type: Mains supply

Telephone and broadband coverage: Unknown. Prospective purchasers should be directed to [Checker.ofcom.org.uk](http://Checker.ofcom.org.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third-party company who undertake our Anti Money Laundering checks.

**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2 | **Bathrooms:** 1 | **Receptions:** 1

- Two Bedrooms
- 15'8 Lounge
- Modern Fitted Kitchen
- Modern Shower Room
- 19' Conservatory
- Gas Heating System
- Double Glazing
- 50' X 48' Max Southerly Rear Garden
- Off Road Parking with Potential Vehicular access to Rear Garden
- Established Residential Area





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KITCHEN ROOM

