



BLAKE &  
TUCKBOOM



**Foots Farm Lane, Clacton-on-Sea, CO15 4BN**

Clacton-on-Sea

**£375,000**

Discover this beautifully presented three-bedroom detached bungalow, conveniently located on a popular Great Clacton area . This 2025-built residence offers comfortable living spaces, a welcoming south-facing garden, and the convenience of off-road parking, perfectly suited for those seeking a delightful modern home.

Step inside to a bright and airy lounge, measuring 4.19m x 3.84m (13'9" x 12'7"), providing a comfortable space for relaxation and entertaining guests. The heart of the home is the well-proportioned kitchen/diner, 5.11m x 3.84m (16'9" x 12'7"), offering ample room for culinary pursuits and informal dining, making it ideal for everyday living.

The property features three thoughtfully arranged bedrooms. The principal bedroom, at 3.56m x 3.25m (11'8" x 10'8"), benefits from a dedicated dressing room, 1.85m x 1.52m (6'1" x 5'0"), and an en-suite shower, providing a private retreat. A second comfortable bedroom measures 3.53m x 3.1m (11'7" x 10'2"), while the third bedroom, 3.12m x 2.97m (10'3" x 9'9"), offers versatile space for guests or a home office. A well-appointed main bathroom serves the remaining bedrooms.

Externally, the property boasts a driveway that provides convenient off-road parking. Gated access leads to a south-facing, lawned rear garden, complete with a paved patio area, outside tap, and lighting, perfect for enjoying outdoor moments. A storage shed is also included, offering practical space for garden tools. The garden is securely enclosed by paneled fencing, ensuring a private outdoor environment.

Located in Great Clacton , this home offers easy access to local shopping facilities and all the town has to offer, and benefits from the balance of a 10-year builder's warranty for peace of mind.

**Bedroom one** - 3.56m x 3.25m (11'8" x 10'8")

**Dressing room** - 1.85m x 1.52m (6'1" x 5'0")

**En suite shower**

**Bedroom two** - 3.53m x 3.1m (11'7" x 10'2")

**Bedroom Three** - 3.12m x 2.97m (10'3" x 9'9")

**Bathroom**

**Lounge** - 4.19m x 3.84m (13'9" x 12'7")

**Kitchen/Diner** - 5.11m x 3.84m (16'9" x 12'7")

**Outside**

Driveway providing off road parking , with gated access to south facing lawned Rear garden . Paved Patio , Outside tap & Lighting . Storage shed to remain . Garden enclosed by panelled fencing .

Material information for this property:

Tenure is Freehold.

Council Tax Band C

EPC Rating B

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains. **(With the assistance of a pumping station)**

Telephone and Broadband coverage - Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - **Yes The main development road and pumping station for the drainage is under a management company maintenance with the annual cost at approx. £450.00**

Non standard properties 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:** Detached Bungalow

**Bedrooms:** 3 | **Bathrooms:** 2 | **Receptions:** 1

- Three Bedrooms
- Dressing room
- En-suite Shower
- Gas Heating via Radiators
- 13'9 lounge with French doors
- 16'9 Luxury fitted kitchen
- South Rear Garden
- Off Road Parking
- Balance of 10 year warranty
- Sole agents







