



SHERWOOD DRIVE, CLACTON-ON-SEA, CO15 4EB OFFERS IN EXCESS OF £400,000

Guide Price £425,000-£450,000 This well-presented, extended three-bedroom detached bungalow is ideally situated on the sought-after Sherwood Drive in Clacton-on-Sea. Offering generous and versatile accommodation throughout, the property is perfect for families, or those seeking single-level living by the coast.

The home features a spacious Lounge/Dining room, providing an ideal setting for both relaxation and entertaining, with direct access into a bright and airy conservatory that overlooks the garden. The fitted kitchen is complemented by three well-proportioned bedrooms.

A modern shower room serves the property, while the master bedroom benefits from granted planning permission for a front extension to create an en suite, offering excellent potential for further enhancement.

- Three Bedroom Detached Bungalow
- Conservatory
- Garage & Off Road Parking
- Planning Approved for Front Extension
- Well Presented
- EPC D

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

8'9" x 13'11" (2.67m x 4.24m)



LOUNGE

14'1" x 13'7" (4.29m x 4.14m)



CONSERVATORY

19'9" x 10'8" (6.02m x 3.25m)



DINING ROOM

7'8" x 11'0" (2.34m x 3.35m)



BEDROOM

10'8" x 13'7" (3.25m x 4.14m)



BEDROOM

12'9" x 9'8" (3.89m x 2.95m)



GARAGE

7'8" x 16'2" (2.34m x 4.93m)

GARDEN



BEDROOM

9'6" x 9'6" (2.90m x 2.90m)



REAR ASPECT



BATHROOM

7'6" x 9'10" (2.29m x 3.00m)



FRONT ASPECT



Material Information

Council Tax Band: D

Heating: Gas

Services: Mains

Broadband: Ultrafast fibre

Mobile Coverage: Three-78%, Vodafone-78%, EE-77%, O2-73%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water-Very low, Rivers & Sea-Very low

Additional Charges: N/A

Seller's Position: Needs to find

Garden Facing: North west

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

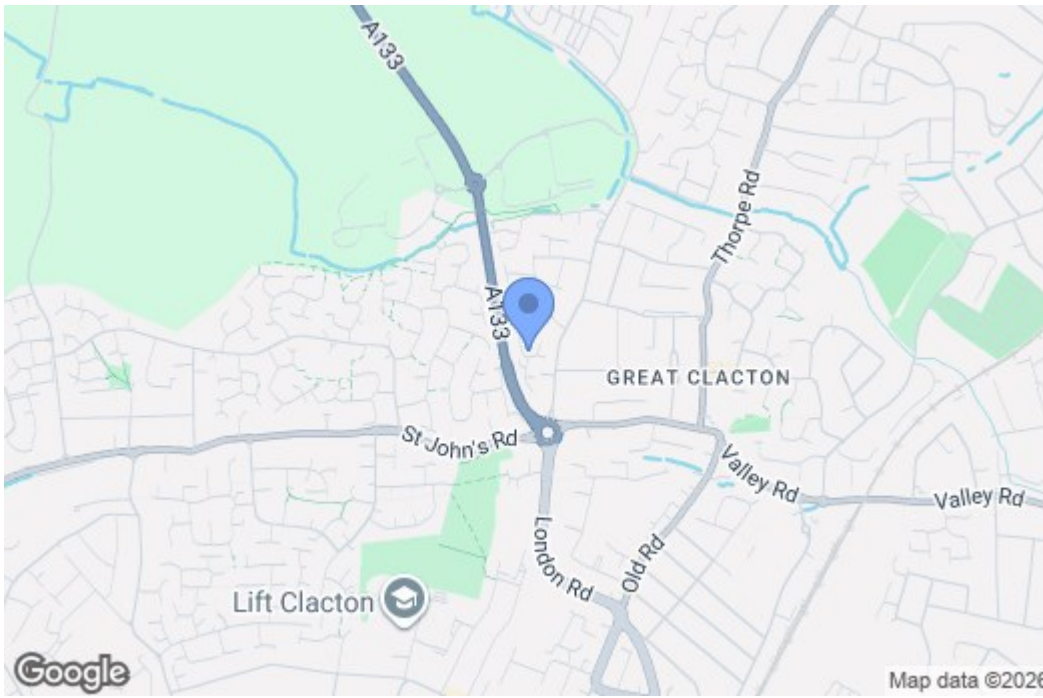
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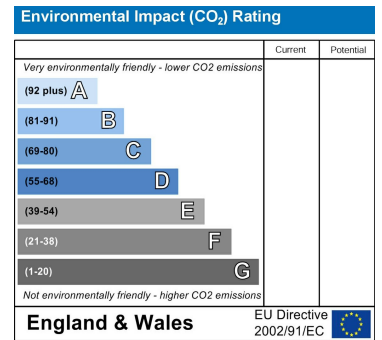
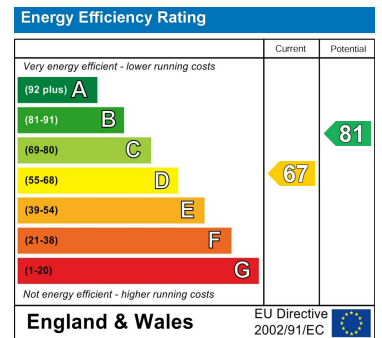
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map

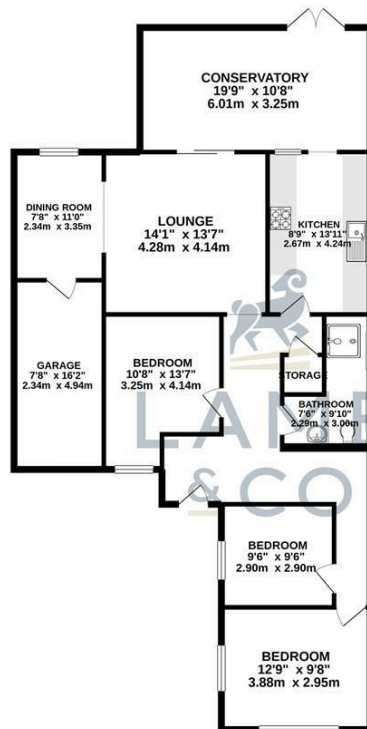


EPC Graphs



Floorplan

GROUND FLOOR
1343 sq.ft. (124.8 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq ft. (124.8 sq.m.) approx.
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 for 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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