

Sunnyside Way, Little Clacton CO16 9PE

Clacton-on-sea

£280,000

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

A beautifully presented two-bedroom detached bungalow, perfectly situated in the highly sought-after village of Little Clacton, offering comfortable, single-story living with no onward chain.

Step inside to discover a spacious 24'8" Lounge, providing an inviting area for relaxation and entertaining. The well-appointed 11'8" Kitchen ensures a practical and pleasant cooking environment. This home boasts two generous double bedrooms, with the principal bedroom benefiting from a private En-suite Shower Room, offering a touch of luxury and convenience. A further well-proportioned bathroom completes the internal layout.

The property features a gas heating system and double glazing throughout, ensuring comfort . Externally, the home comes with its own garage benefiting from power and light, along with additional driveway parking. The rear garden, approximately 20'0" in depth, is primarily laid to lawn, providing a pleasant outdoor space.

Located in the favoured village of Little Clacton, this home enjoys proximity to local amenities while benefiting from a tranquil setting. Transport links are easily accessible, connecting you to Clacton-on-Sea and surrounding areas. This is a superb opportunity to acquire a well-maintained home in a desirable village location.

Viewings are highly recommended to fully appreciate the quality and lifestyle this charming bungalow offers.

Lounge Diner - 7.52m x 3.56m (24'8" x 11'8")

Kitchen - 3.56m x 2.39m (11'8" x 7'10")

Bedroom Two - 4.04m x 2.46m (13'3" x 8'1")

Ensuite - 3.1m x 2.74m (10'2" x 9'0") White Suite

Bedroom One - 3.58m x 0.91m (11'9" x 3'0")

Bathroom - 3.05m x 1.17m (10'0" x 3'10")

Rear Garden - 6.1m x 0m (Approx 20'0" in depth) Lawned

Garage - 4.88m x 2.49m (16'0" x 8'2" Max) With Power & Light

Tenure: Freehold

Property Type: Detached Bungalow

- Two Double bedrooms
- Ensuite Shower Room to Bed 1
- 24'8 Lounge
- 11'8 Kitchen
- Gas Heating System
- Double Glazing
- Well Presented
- Garage
- No Onward Chain
- Favoured Village Location

Material information for this property.
Tenure is Freehold.
Council Tax Band C.
EPC Rating TBC.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. 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 - No.
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.


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LOUNGE/DINER
HALLWAY
BATHROOM
ENSUITE
STORAGE
BEDROOM 2
KITCHEN
BEDROOM 1
GARAGE