

# ST. JOHNS ROAD, CLACTON-ON-SEA, ESSEX, CO16 8BS

Price

**£550,000**

**FREEHOLD**

- Five/Six Bedrooms & Attic Room
- Detached One Bedroom Self Contained Annexe With Garden
  - Three En-Suite Bedrooms & Family Bathroom
- Modern Open Plan Kitchen/Dining Room With Bi-Folding Door
  - 19'7" Lounge & Sun Room Overlooking Rear Garden
  - Secluded 90' Manicured Rear Garden
- Sought After Non-Estate Location With Farmland To Front
- Completely Renovated & Immaculately Presented Throughout
  - Two Triple Length Detached Garages & Ample Parking
  - EPC Rating D/ Council tax Band - C



**FENTONS**  
ESTATE AGENTS



Situated in a NON-ESTATE position in the popular coastal town of Clacton-on-Sea, Fentons Estate Agents have the pleasure in offering for sale this IMMACULATELY presented FOUR/FIVE BEDROOM DETACHED BUNGALOW complemented by a substantial DETACHED ONE BEDROOM self contained ANNEXE with its own private garden. The main residence boasts a stylish modern fitted kitchen/dining room which features bi-folding doors that open onto the beautifully manicured 90ft rear garden, creating an ideal space for both everyday family living and entertaining. Additional living accommodation includes a spacious lounge and a bright sun room, which enjoys delightful views over the rear garden, two contemporary en-suite shower rooms, family bathroom, bedroom/utility room and a 15'10 attic room with heating and skylight. Externally, the property continues to impress with TWO TRIPLE LENGTH GARAGES and extensive off street parking for numerous vehicles. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:

#### Hallway

Loft access with bi-folding loft ladder giving access to attic room. Radiator doors to all areas.

#### Attic Room

15'10" x 12'2"

Glass balustrade. Built in eaves storage to both side - on side housing wall mounted boiler and hot water cylinder, the other side leading to remainder of loft space. Radiator. Double glazed skylight.

#### Bedroom

12'3" x 11'

Radiator. Sealed unit double glazed bay window to front with fitted shutters. Door to:

#### En-Suite

Modern white suite comprising of low W/C. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Fitted extractor fan.

#### Bedroom/Snug

12'3" x 11'

Radiator. Sealed unit double glazed bay window to front with fitted shutters.

#### Bedroom/Utility Room

10'3" x 6'3"

Fitted modern matching fronted units. Wood-effect rolled edge work surface. Space for tumble dryer. Space for fridge/freezer. Radiator. Sealed unit double glazed window to side with fitted shutters.

#### Bedroom

13' x 10'10"

Fitted wardrobes with hanging rails, shelving and drawers. Radiator. Sealed unit double glazed bay window to front with fitted shutters.

#### Bedroom

12'10" x 11'3"

Radiator. Sealed unit double glazed window to rear with fitted shutters. Door leading to:

#### En-Suite

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with wall mounted integrated shower. Part tiled wall. Fitted extractor fan. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side with fitted shutters.

#### Family Bathroom

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted integrated shower. Panelled bath with pull out shower attachment. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed

#### Kitchen/Diner

19'5" x 12'10"

Fitted with a range of matching modern fronted units. Square edge wood effect work surfaces. Inset five ring gas hob with fitted extractor fan above. Built in eye level 'Neff' oven with hide and slide door. Built in eye level 'Neff' microwave. Inset ceramic bowl sink drainer unit with pull out mono mixer tap. Further selection of matching units at both eye and floor level. Integrated dishwasher. Integrated washing machine. Integrated bin storage. Space for 'American' style fridge/freezer. Fitted breakfast bar. Part tiled walls. Herringbone flooring. Radiator. Bi-folding doors giving access to rear. Open access leading to:

#### Lounge

19'7" x 13'

Stone ornamental feature fireplace with inset electric fire under. Radiator. Sealed unit double glazed window to side with fitted shutters. Open plan to:

#### Sun Room

11'10" x 10'6"

Large orangery style roof lantern. Radiator. Sealed unit double glazed windows to side and rear aspect with fitted shutters. Sealed unit double glazed 'French' style doors giving access to rear.

#### Outside - Rear

Large paved entertaining patio area with pergola. Majority laid to lawn. Borders well stocked with flowers and shrubs. Outside tap. Outside lights. Large shingled driveway providing ample off street parking leading to triple garage. Double swinging gates leading to front. Further gate on alternate side giving access to front.

#### Annexe

Sealed unit double glazed 'French' style doors leading to:

#### Annexe Conservatory/Dining Area

11'4" x 10'

Pitched poly-carbonated roof. Sealed unit double glazed windows to rear and side aspect. Radiator. Open access to:

#### Annexe Lounge

21'2" x 19'3"

Fitted floor to ceiling storage cupboards. Three radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to rear. Doors to:

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#### Annexe Cloakroom

White suite comprising of low level W/C. Wash hand basin. Part tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.

#### Annexe Kitchen

18'9" x 5'2"

Modern fitted fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset gas hob with fitted extractor fan above. Built in eye level electric oven. Space for fridge/freezer. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Wall mounted calor gas boiler providing heating and hot water throughout. Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to side. Door to:

#### Annexe Bedroom

19' max x 12'7"

Built in storage cupboard. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to triple length garage. Door to:

#### Annexe En-Suite Shower Room

Modern white suite comprising of low level with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with integrated shower. Fitted extractor fan. Vertical feature panel radiator. Wood effect vinyl flooring.

#### Triple Garage (1)

31'6" x 18'

Vaulted ceiling. Power and lighting connected. Two up and overs doors to front. Up and over door to rear. Electric roller door to rear. Sealed unit double glazed door giving access to:

#### Outside Passage Way

Sealed unit double glazed door leading to:

#### Triple Garage (2)

35'7" x 19'

Power and lighting connected. Two up and over doors to front.

#### Outside - Front

Shingles driveway providing ample off street parking for several vehicles. Raised borders stocking further array of Mediterranean plants. Outside lighting.

#### Outside

Private garden area. Part raised wood decked area. Further patio seating area. Majority laid to lawn. Flower bed enclosed by railway sleepers. Enclosed by panel fencing. Outside lights.



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#### AML

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.

#### Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

#### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

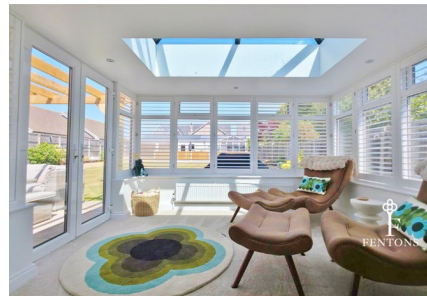
(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please

Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: The annexe has gas connected via 'Calor' gas bottles.



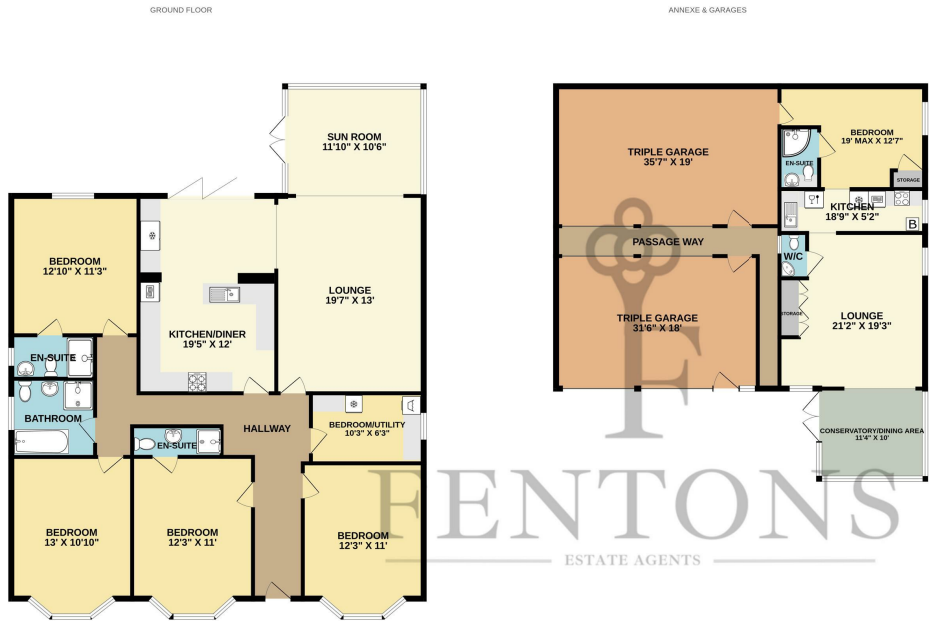
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Council Tax Band

C



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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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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