



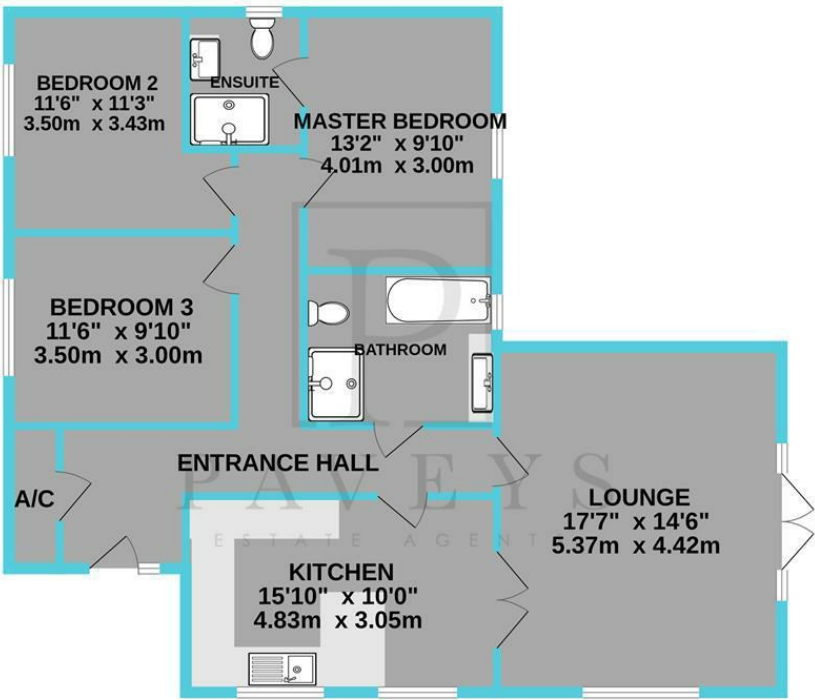
147B The Oaks, Harwich Road
Little Clacton, CO16 9NJ

Price £450,000 Freehold

The Oaks - Two Stylish New Build Detached Bungalow in a Peaceful Countryside Setting. Nestled within an exclusive development in the highly regarded village of Little Clacton, this stylish and contemporary detached bungalow enjoys a tranquil rural setting surrounded by open countryside, whilst remaining conveniently positioned for local amenities. Offered with no onward chain, this superb home presents an outstanding opportunity for those seeking modern, energy-efficient living in an enviable location. Designed to an exceptional standard throughout, the property features a bright and spacious open-plan kitchen/dining room with countryside views. A separate formal lounge provides a welcoming retreat for relaxation and has doors to the garden. The accommodation further comprises three generously sized double bedrooms, including a principal bedroom with a beautifully appointed en-suite shower room, whilst a contemporary family bathroom serves the remaining bedrooms. Built with sustainability and comfort in mind, the property benefits from underfloor heating powered by an air source heat pump, together with an EV car charger, ensuring efficient and economical modern living. Externally, the bungalow enjoys attractive gardens and a wonderful outlook across the surrounding countryside, enhancing the peaceful atmosphere of this desirable development. Combining high-quality finishes, energy efficiency and an idyllic semi-rural location, this exceptional home offers the perfect blend of contemporary comfort and countryside living. We have keys! Call Paveys to arrange your viewing.



GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

KITCHEN DINING ROOM 15'10 x 10' (4.83m x 3.05m)

LOUNGE 17'7 x 14'6 (5.36m x 4.42m)

MASTER BEDROOM 13'2 x 9'10 (4.01m x 3.00m)

ENSUITE TO MASTER BEDROOM

BEDROOM TWO 11'6 x 11'3 (3.51m x 3.43m)

BEDROOM THREE 11'6 x 9'10 (3.51m x 3.00m)

BATHROOM

OUTSIDE FRONT

OUTSIDE REAR

IMPORTANT INFORMATION

Council Tax Band: TBC
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.