



Oakview Crescent Clacton-on-Sea, CO16 8HU

Situated on a select development in the popular outskirts of the Essex coastal town of Clacton-on-Sea is this **THREE DOUBLE BEDROOM DETACHED BUNGALOW**. Designed and built by reputable 'R Burfoot Construction' circa 2022, the property has been luxuriously appointed throughout and is offered in immaculate move in ready condition. The town centre, sea front and mainline railway station are approximately two miles away. An early viewing is strongly advised to appreciate the accommodation, décor and generous garden space on offer.

- Three Double Bedrooms
- 15'9 x 15'2 Lounge
- 23' Luxury Kitchen/Diner
- En-Suite & Separate Bathrooms
- 7'5 Utility Room
- Gas Central Heating (n/t)
- Off Street Parking for Several Vehicles & Garage
- Generous Plot - 70' Wide max. Gardens
- Viewing Strongly Advised
- EPC Rating B



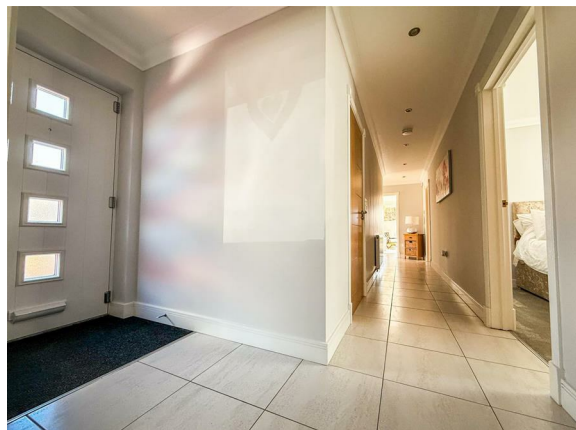
Price £485,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Multi panel double glazed composite entrance door to:

ENTRANCE HALLWAY

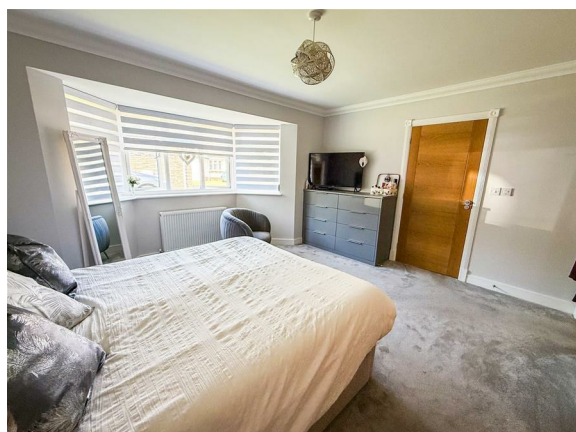
Radiator. Sunken spot lights. Large tiled flooring. Personal door to garage. Wood panel doors to:



PRINCIPAL BEDROOM

14'5 x 13'9 into bay

Radiator. Built in double wardrobe. Double glazed bay window to front. Wood panelled door to en-suite.



EN-SUITE

9' x 4'

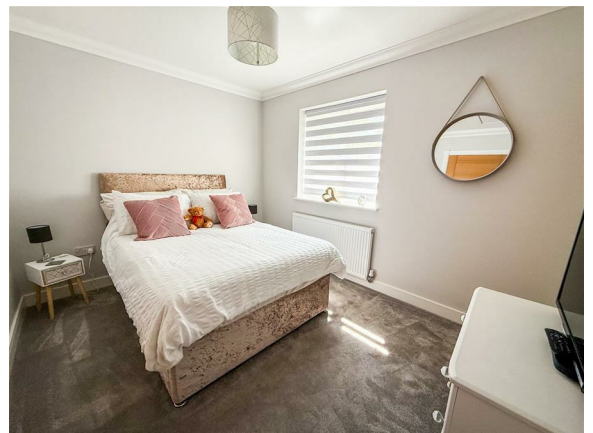
Fitted with a modern three piece white suite comprises a walk in double shower cubicle. Low level W.C. Vanity wash hand basin with mixer tap with double storage drawers below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan (not tested). Double glazed window to front.



BEDROOM TWO

11'3 x 9'1

Built in single wardrobe. Radiator. Double glazed window to side. Loft access with loft ladder.



BEDROOM THREE

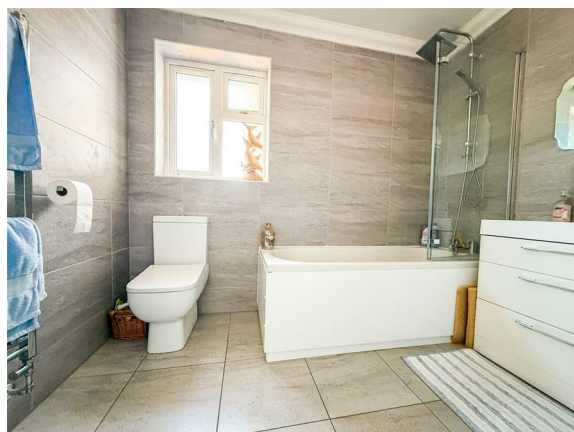
11'4 x 9'

Radiator. Double glazed window to side.



BATHROOM

Fitted with a modern three piece white suite. Comprises panelled bath with mixer tap and shower attachment with a glazed shower screen. Low level W.C. Vanity wash hand basin with storage drawers below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan (not tested). Double glazed window to side.



LOUNGE

15'9 x 15'2

Radiator. Wood effect panelled flooring. Built in storage media unit. Double glazed sliding bi-fold doors opening onto large tiled paved patio area.



KITCHEN/DINER

23' plus door recess x 13'3

Fitted with a modern kitchen suite. Comprising modern matte navy blue fronted units with solid white granite work surfaces with cupboards and drawers below. Range of matching wall mounted units. Butler style sink unit with mixer tap. Inset four ring stainless steel hob with stainless steel extractor hood above. Integrated dishwasher. Integrated fridge freezer. High level electric oven and microwave (all appliances not tested). Tiled splashbacks. Feature central island with under counter cabinets and matching white granite work surfaces with integrated pop up power socket tower (not tested). Spot lights. Large tiled flooring. Radiator. Double glazed window to rear. Double glazed double doors opening onto large tiled paved patio area.



ALTERNATE VIEW OF KITCHEN/DINER



KITCHEN AREA VIEW



DINING AREA VIEW



UTILITY ROOM

7'5 x 5'5

Matching modern matte navy blue units with white granite effect work surfaces with cupboards below. Space and plumbing for washing machine and tumble dryer. Matching wall mounted units. Inset single drainer sink unit with mixer tap. Tiled flooring.



OUTSIDE FRONT

The property is set in an enviable corner plot position that benefits from large block paved driveway providing off street parking for numerous vehicles. Artificial lawn front garden and part enclosed by panelled fencing. Gates giving side pedestrian access to outside side and rear garden. Integral garage with electric up and over door (17'11 x 9'9 - Power and light connected). Wall mounted combi boiler (not tested).

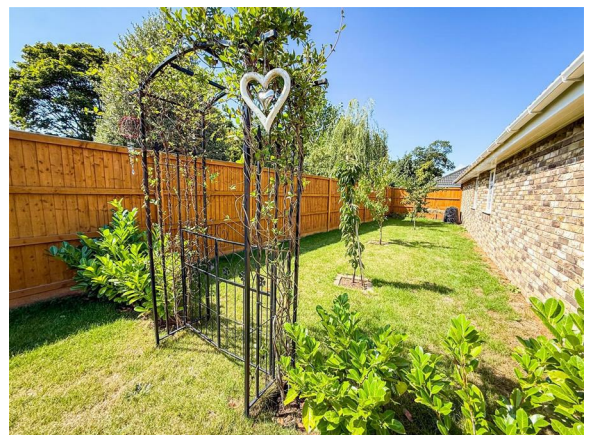


OUTSIDE SIDE AND REAR

The property is situated on an enviable corner plot position which benefits from a 70' wide garden x 40' plus side garden areas. Large tile paved patio area. Rear and side gardens being laid to lawn with an array of shrubs and fruit trees. Enclosed by panelled fencing. Timber storage shed. Greenhouse. Double glazed courtesy door to garage.



SIDE GARDEN AREAS



ALTERNATE VIEW OF GARDENS



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: Small Shared driveway leading to own private driveway.

JE 07/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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