



Highlands Park Great Clacton, CO15 4SX

Situated on a select development in the popular Great Clacton area is this THREE DOUBLE BEDROOM DETACHED BUNGALOW. Designed and built by reputable 'R Burfoot Construction' circa 2015, the property has been luxuriously appointed throughout and is offered in immaculate move in ready condition. Brook Retail Park and Clacton Shopping Village are both located around half a mile away with the town centre, sea front and mainline railway station approximately one and a half miles away. An early viewing is strongly advised to appreciate the accommodation and decor on offer.

- Three Double Bedrooms
- En-Suite Shower Room
- 16'7 x 12'5 Lounge
- 17'4 Fitted Kitchen
- 12'7 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Viewing Strongly Advised
- No Onward Chain
- EPC Rating C & Council Tax D



Price £399,995 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Wood effect flooring. Built in double storage cupboard. Radiator. Loft access with loft ladder. Part glazed double solid wood doors to Lounge. Part glazed solid wood door to Kitchen. Solid wood doors to:



BEDROOM ONE

14'5 max x 12'4

Two built in wardrobes. Radiator. Double glazed window to rear. Solid wood door to En-Suite.



EN-SUITE SHOWER ROOM

9'5 x 5'1

Fitted with a modern three piece white suite. Comprises double shower cubicle. Vanity wash hand basin with cupboards and drawers below. Low level W.C. Radiator. Porcelanosa tiled walls and flooring. Extractor fan (not tested). Double glazed window to rear.



BEDROOM TWO

11'4 x 10'11

Radiator. Double glazed feature arched window to front.



BEDROOM THREE

10'11 x 9'3

Radiator. Double glazed window to side.



BATHROOM

8'5 x 5'9

Fitted with a modern three piece white suite. Comprises panel bath. Vanity wash hand basin with cupboards and drawers below. Low level W.C. Radiator. Porcelanosa tiled walls and flooring. Extractor fan (not tested). Double glazed window to front.



KITCHEN

17'9 x 9'3

Fitted with a modern kitchen. Comprises wood effect panel fronted units. Comprises square edge wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset Single drainer stainless steel sink unit with mixer tap. All integrated Bosch appliances which include: Inset four ring gas hob with stainless steel and part glazed extractor hood above. Inset high level double electric oven. Integrated washing machine. Integrated tall fridge freezer (all appliances not tested). Radiator. Porcelanosa tiled splash backs and flooring. Double glazed feature arched window to front. Personal door to Garage.



ALTERNATE VIEW OF KITCHEN



LOUNGE

16'7 x 12'5

Feature fire surround. Radiator. Double glazed window to rear. Double glazed bi-fold doors opening onto Conservatory.



CONSERVATORY

12'7 x 10'4

Brick built conservatory with vaulted poly-carbonate roof. Double glazed windows to sides and rear. Porcelanosa tiled flooring. Double glazed double doors opening onto rear garden.



OUTSIDE - FRONT

Front garden is mainly block paved providing off street parking. Remainder laid to lawn. Gate gives side pedestrian access to rear garden. Electric up and over door to garage.



GARAGE

16'7 x 9'7

Vehicle access via electric up and over door. Wall mounted has boiler serving hot water and central heating (not tested). Power and light connected. Double glazed door to rear garden.

OUTSIDE - REAR

Appox 50' wide x 21' max depth rear garden. Garden is part paved and in need of finishing works an is a blank canvas for landscaping to your own requirements. Enclosed by panel fencing. Outside tap. Outside power points.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

JE 0525

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

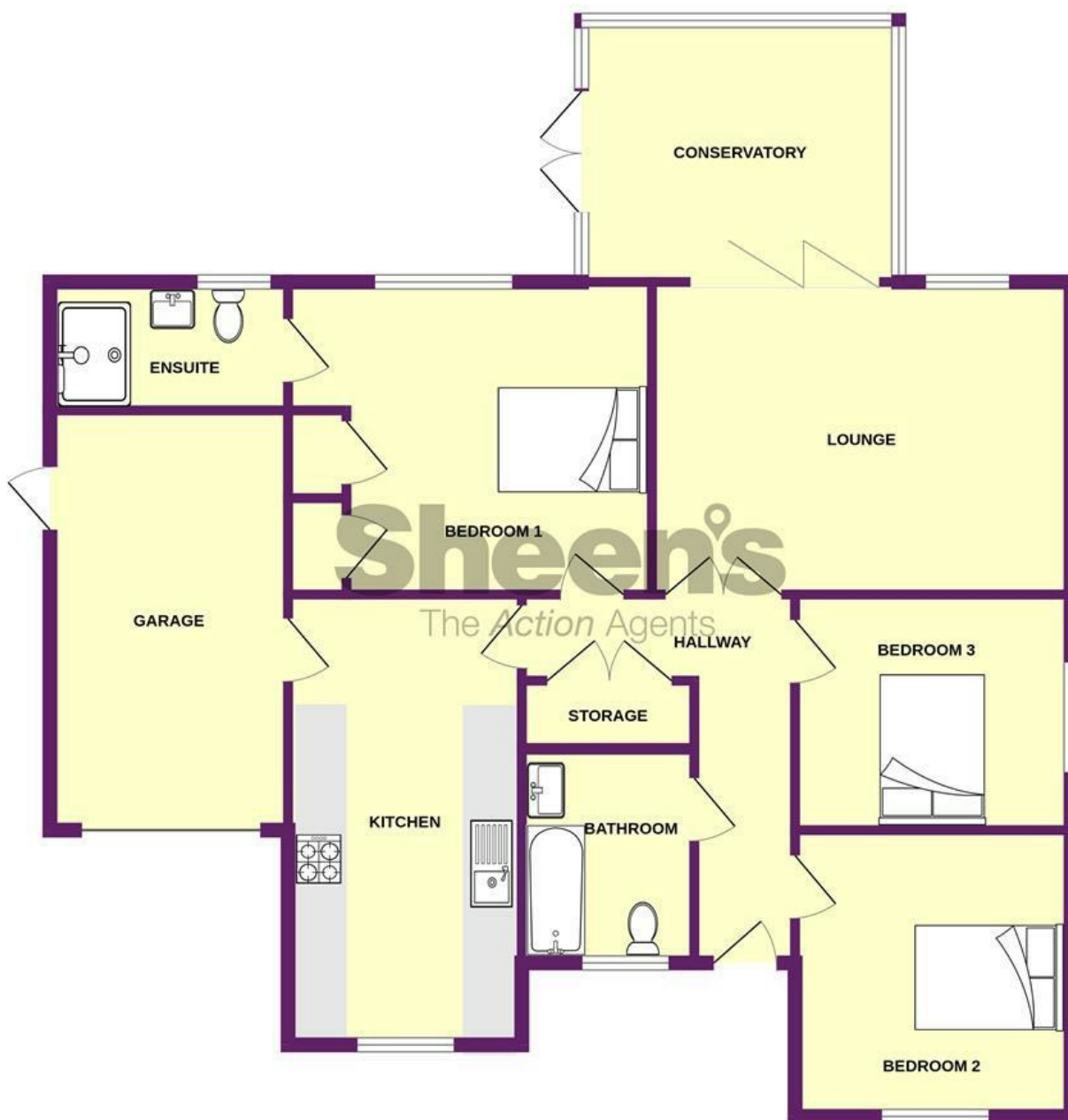
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



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.
Made with Metropix ©2025

Selling properties... not promises

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

Sheen's
The Action Agents