



Weeley Road Little Clacton, CO16 9EN

Located in the sought after village of Little Clacton, Sheen's are pleased to for sale this EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW of Part Timber Framed Construction. The property offers 16'4 Lounge and a 16'4 Kitchen/Diner. The property itself is located on an approximately 170' plot, with an established rear garden and a frontage offering plenty of off street parking.

- Three Double Bedrooms
- 16'4 Lounge
- 16'4 Kitchen Diner
- Four Piece Bathroom Suite
- Double Glazed Windows
- Gas Central Heated (n/t)
- Double Garage
- No Onward Chain
- Council Tax Band C
- EPC Rating D



Price £375,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Double glazed windows to both side aspects and front. Further door leading to;

HALLWAY

Loft access. Radiator. Doors to;

BEDROOM ONE

13'7 into bay x 11'6

Double glazed bay window to front. Radiator,



BEDROOM TWO

12'10 into bay x 11'5

Double glazed bay window to front. Radiator.

BEDROOM THREE

11'6 x 11'

Double glazed window to side. Radiator.



LOUNGE

16'4 x 11'5

Radiator. Double glazed patio doors leading to garden.



KITCHEN DINER

16'4 max x 14'10 max

Kitchen comprises; laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Selection of matching shaker style base and wall units. Fully tiled walls. Radiator. Storage cupboard housing wall mounted gas boiler (not tested). Double glazed window to rear. Double glazed door leading to garden.



BATHROOM

White suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (not tested). Free standing roll top bath. Part tiled walls. Tiled flooring, radiator. Double glazed window to side.



OUTSIDE - REAR

Measuring approximately 70' commencing with paved patio area. Enclosed by panelled fencing and mature shrubs. Flower and shrub borders. Two greenhouses. Remainder being laid to lawn. Side pedestrian access to front via side gates on either side.



OUTSIDE- FRONT

Hard standing driveway providing off street parking for numerous vehicles leading to Double Garage. Remainder is laid to lawn and enclosed by hedgerow.

DOUBLE GARAGE

31'5 x 15'9

Double doors. Courtesy door to garden. Two windows. Power and light connected.



LE 0325

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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage

Mobile Signal - Likely on major providers

Broadband - Superfast up to 67mb

Non-Standard Property Features To Note: Please note the original bungalow is of Timber Framed construction with the extension being of brick block build.

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.
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