



## Craigfield Avenue Great Clacton, CO15 4HS

Situated in an established non-estate position in the sought after Great Clacton Area is this impressively EXTENDED FOUR BEDROOM DETACHED BUNGALOW. The property benefits from an additional Cloakroom as well as En-Suite and Family Bathroom. Located within half a mile of Great Clacton's shopping amenities, the property is also one and a half miles from Clacton's town centre, mainline railway station and sea front. In the valuers opinion the property offers spacious accommodation and great side and rear garden spaces and an early internal inspection is strongly advised.

- Four Bedrooms
- En-suite to Principle Bedroom
- 19'8 x 10'6 Lounge
- 12'9 x 10'3 Fitted Kitchen
- 17'6 Utility Room
- Bathroom & Additional Cloakroom
- Gas Central Heating (n/t)
- Garage & Parking
- 55' 'L' Shaped Garden
- EPC Rating C & Council Tax C



**Offers In Excess Of £350,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

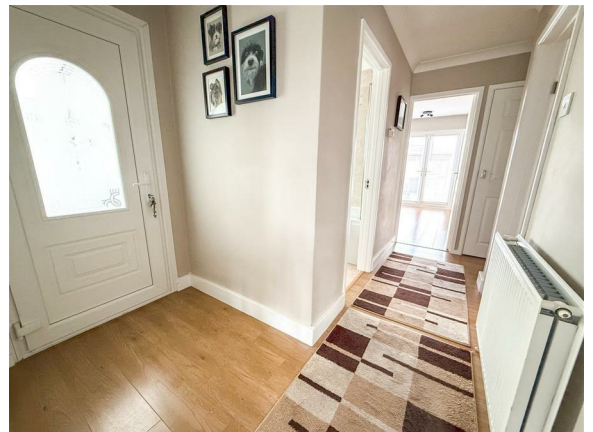
#### ENTRANCE PORCH

Polycarbonated roof. Ceramic tile floor. Double glazed windows to side. Door to utility. Further glazed entrance door to:



#### ENTRANCE HALL

Access to loft. Radiator. Built in airing cupboard. Additional built in storage cupboard. Wood effect flooring. Double glazed door to outside front. Further doors to:





## LOUNGE

19'8 x 10'6 max

Feature fireplace with inset electric fire (not tested). Wood effect flooring. Radiator. Three double glazed windows to front.



## DINING ROOM/BEDROOM FOUR

10'1 x 9'1

Wood effect flooring. Radiator. Double glazed window to side.



## BATHROOM

6'10 x 5'5

Fully tiled walls. Fitted with a modern white suite. Comprises 'p' shaped panelled bath with with shower attachment over and glazed shower screen. Vanity wash hand wash basin with storage cupboards below. Low level W.C. Radiator. Sunken spotlights. Tiled flooring. Double glazed window to side.



## CLOAKROOM

Fitted with a white suite comprises low level W.C. hand wash basin and extractor fan (not tested). Cermaic tiled floor. Double glazed window to front.



## KITCHEN

12'9 x 10'3 max

Fitted with a range of oak effect fronted units. Quartz effect rolled edge work surfaces with drawers, cupboard and storage space under. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with electric oven under. Fitted chrome extractor hood (appliances not tested). Under counter fridge and freezer spaces. Space and plumbing for dishwasher. Part tiled walls. Concealed wall mounted gas boiler serving hot water and central heating (not tested). Internal double glazed windows to Utility Room. Wood effect flooring. Double glazed French style double doors to outside. Double glazed door to Utility Room.



## UTILITY ROOM

17'6 x 5'8

Range of white fronted units. Quartz effect rolled edge work surfaces with inset single drainer stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Drawers, cupboards, storage space under. Ceramic tiled floor. Radiator. Double glazed windows to side and rear. Double glazed door to rear garden.





## BEDROOM ONE

15'3" max x 9'3"

Radiator. Double glazed french style double doors leading to outside. Door to:



## EN-SUITE

Partially fitted with a white suite comprises shower cubicle with independent shower and attachment. Pedestal hand wash basin. Low level W.C. Fully tiled walls. Cermaic tiled floor. Extractor fan (not tested). Internal windows



### BEDROOM TWO

12'5" x 11'1 plus door recess

Radiator. Double glazed French style double door to outside.



### BEDROOM THREE

11'6 x 8'9

Wood effect flooring. Radiator. Double glazed French style doors to rear garden.



### OUTSIDE - FRONT

Part enclosed by small brick wall. Mainly block paved providing off street parking. Leading to garage with Twin front opening doors. Side pedestrian access via wooden gate to outside rear.



## OUTSIDE - REAR

The property benefits from a corner wedge 'L' Shaped plot which is 55" x 51" max rear garden. Partly laid to artificial lawn. Shingled area. Wooden decked and paved patio areas. Enclosed by panel fencing.





## ALTERNATE VIEW OF GARDEN



## JE 1024

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: No

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

Non-Standard Property Features To Note: No

## 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

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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.  
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## Selling properties... not promises

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