



**DESCRIPTION:**

GUIDE PRICE £365,000 TO £375,000. A beautifully presented detached bungalow built in 2020 occupying this prominent corner plot position at the end of this quite mews turning on this popular development on the northern outskirts of Clacton's town centre. The current owners have maintained the bungalow in excellent order throughout and have gone to further expensive with a bespoke design kitchen and recently completed conservatory. As the owners chosen sole agent an internal viewing is highly recommended to fully appreciate the quality of bungalow on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Across the first roundabout at Brook Retail Park. upon reaching the second roundabout, take the third turning on the right hand side towards the village of little Clacton. Straight across the next roundabout into Centenary Way. Across the next roundabout and continue to the last roundabout taking the first turning on the left into Thorpe Road. Proceed a short distance and turning right into Bramwood Road. Proceed into Bramwood Road bearing right into the private road proceed to the end of the private road into a quite cul de sac/mews turning, The bungalow can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \* EN SUITE SHOWER ROOM \*

\* MODERN WHITE BATHROOM SUITE \* 12' x 7'2" RECEPTION HALLWAY \*

\* GAS HEATING \* DOUBLE GLAZED THROUGHOUT \*

\* 11'8" x 11' LOUNGE \* 12'7" x 11'5" LUXURY FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, FRIDGE, FREEZER, DISHWASHER \*

\* 11' CONSERVATORY \* 23'1" GARAGE \* OFF ROAD PARKING FOR TWO/THREE VEHICLES \*

\* QUITE MEWS TURNING \* SOLE AGENTS \*

**RECEPTION HALLWAY:** 12'0" (3.66m) x 7'2" (2.18m)

Composite entrance door with outside security lighting to entrance hall. Downlighters, radiator. Doors to:

**BEDROOM ONE:** 12'4" (3.76m) x 10'7" (3.23m)

Radiator, bay window to front. Door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Double width shower cubicle, vanity hand wash basin, low level WC, part tiled walls, tiled flooring, heated towel rail, down lighters. Window to side.

**BEDROOM TWO:** 12'0" (3.66m) x 8'5" (2.57m)

Radiator, window to front.

**BEDROOM THREE:** 8'7" (2.62m) x 8'0" (2.44m)

Radiator, window to side.

**BATHROOM:**

White suite comprising panelled bath with mixer taps, vanity hand wash basin, low level WC, part tiled walls, heated towel rail, tiled flooring. Window to side.

**LOUNGE:** 11'8" (3.56m) x 11'0" (3.35m)

Radiator, windows to front and side.

**KITCHEN:** 12'7" (3.84m) x 11'5" (3.48m)

Bespoke design kitchen by the current owners with a range of Ivory laminated fronted units comprising laminated work surfaces with inset one and a half bowl single drainer sink unit and mixer taps. Cupboards under, eye level cupboards with lighting below. Inset electric hob unit, extractor hood above, single oven with cupboard storage above and below. Integrated fridge, freezer, dish washer, cupboard housing combi gas boiler. Matching upstands to work tops. Window to side, glazed double doors leading through to conservatory.

**CONSERVATORY:** 11'0" (3.35m) x 10'8" (3.25m)

Brick base, vaulted panelled roof, windows to side and rear. Glazed double doors to rear garden.

**OUTSIDE:**

As previously mentioned the property occupies a corner plot position within this quite cul de sac. Driveway providing off road parking for two/three vehicles leading to garage in block of two 23'1" x 9'9" Up and over door, power and light connected. Side gate access to the lawned rear garden, paved patio area, outside lighting, outside tap. The rear garden is enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band D. EPC B

Services Connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Yes

All prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

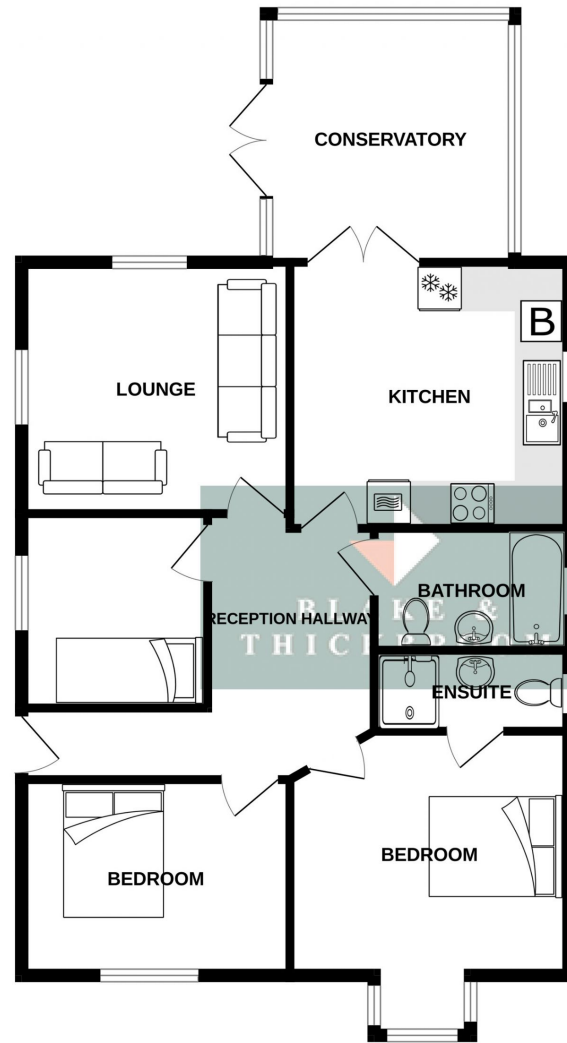
Any additional property charges - Service charge approximately £250,00 per annum

Non standard property features to note - None





GROUND FLOOR



BRAMWOOD ROAD, CLACTON-ON-SEA, ESSEX, CO16 9FW

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 ©2023