



DESCRIPTION:

HIGH SPECIFICATION THROUGHOUT. A beautifully presented brand new detached bungalow situated on this small private development in this recessed location with access via a private road and semi rural country lane. The bungalow has been constructed to a high specification throughout, including underfloor gas heating, Quartz worktops within the kitchen and utility room, and offers spacious light and airy accommodation, suitable for a family or a retiring purchaser. The development is conveniently located within approximately a quarter of a mile of local village shops and approximately one mile from Thorpe le Soken mainline railway station and excellent main road access to Clacton and Colchester's town centres. An internal viewing is highly recommended to appreciate what this brand new detached bungalow has to offer.

DIRECTIONS:

PROCEED FROM Clacton Town Centre on the A133 to the main London Road roundabout, take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take third exit on the right hand side (signposted Little Clacton) and then continue into London Road. Proceed into the village of Little Clacton and after approximately one mile, bear right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately a quarter of a mile and Betts Green Road can be found as a turning on the left hand side. Proceed into the semi rural lane for a short distance and the entrance to the private road to The Meadows development will be on the left hand side. Proceed into the entrance and the bungalow will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER ROOM *
- * 19'9 RECEPTION HALLWAY * 16'6 x 15' LOUNGE WITH BI FOLDING DOORS *
- * 25'4 x 15'1 (max) KITCHEN/DINER with NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORK TOPS *
- * 11'4 UTILITY ROOM with QUARTZ WORKTOPS *
- * LUXURY BATHROOM SUITE * UNDER FLOOR GAS HEATING * DOUBLE GLAZED THROUGHOUT * ALARM SECURITY SYSTEM *
- * TILED FLOORING & CHOICE OF CARPETS TO REMAINING ROOMS *
- * LAWNED SOUTH FACING REAR GARDEN *
- * PARKING FOR TWO / THREE VEHICLES * 18'1 x 17'5 DETACHED DOUBLE GARAGE with ELECTRIC UP AND OVER DOOR *
- * PROFESSIONAL CONSULTANCY CERTIFICATE * KEYS TO VIEW *

RECEPTION HALLWAY: 19'9 (6.02m) x 6'0 (1.83m)
Composite entrance door with glazed side panel to reception hallway. Storage cupboard. Loft access. Underfloor heating.

BEDROOM ONE: 14'1 (4.29m) x 11'10 (3.61m)
Underfloor heating. Window to front.

EN SUITE SHOWER ROOM:
Comprising of double width shower cubicle, vanity hand wash basin with mirror above with touch light facility, low level WC. Heated towel rail. Tiled flooring, fully tiled walls. Downlighters. Window to side. Underfloor heating

BEDROOM TWO: 16'7 (5.05m) x 9'9 (2.97m)
(plus bay recess). Underfloor heating. Bay window to front.

BEDROOM THREE: 11'10 (3.61m) x 10'5 (3.18m)
Underfloor heating. Window to side.

BATHROOM:
White suite comprising of panelled bath with mixer tap, built in shower unit with glazed shower screen, vanity hand wash basin with mirror above with touch light facility, low level WC. Heated towel rail. Tiled flooring, fully tiled walls. Downlighters. Window to front. Underfloor heating

LOUNGE: 16'6 (5.03m) x 15'0 (4.57m)
Underfloor heating. Window to rear, bi-folding doors to rear garden.

KITCHEN DINER: 25'4 (7.72m) x 15'1 (4.60m)
Luxuriously appointed with a range of coloured laminated fronted units with Quartz worktops with matching upstand, inset butler style sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset five ring electric hob unit with extractor hood above, further built in double oven with cupboard storage above and below, integrated fridge, freezer and dishwasher, built in carousel with corner units, pull out bin storage. Tiled flooring with underfloor heating. Downlighters. Windows to side and rear, bi-folding doors to rear garden. Internal door to:

UTILITY ROOM: 11'4 (3.45m) x 5'2 (1.57m)
Matching coloured units with Quartz worktops with matching upstands, inset butler style sink unit with cupboards under, eye level cupboards, cupboard housing combi gas boiler. Tiled flooring with underfloor heating. Double glazed door to outside.

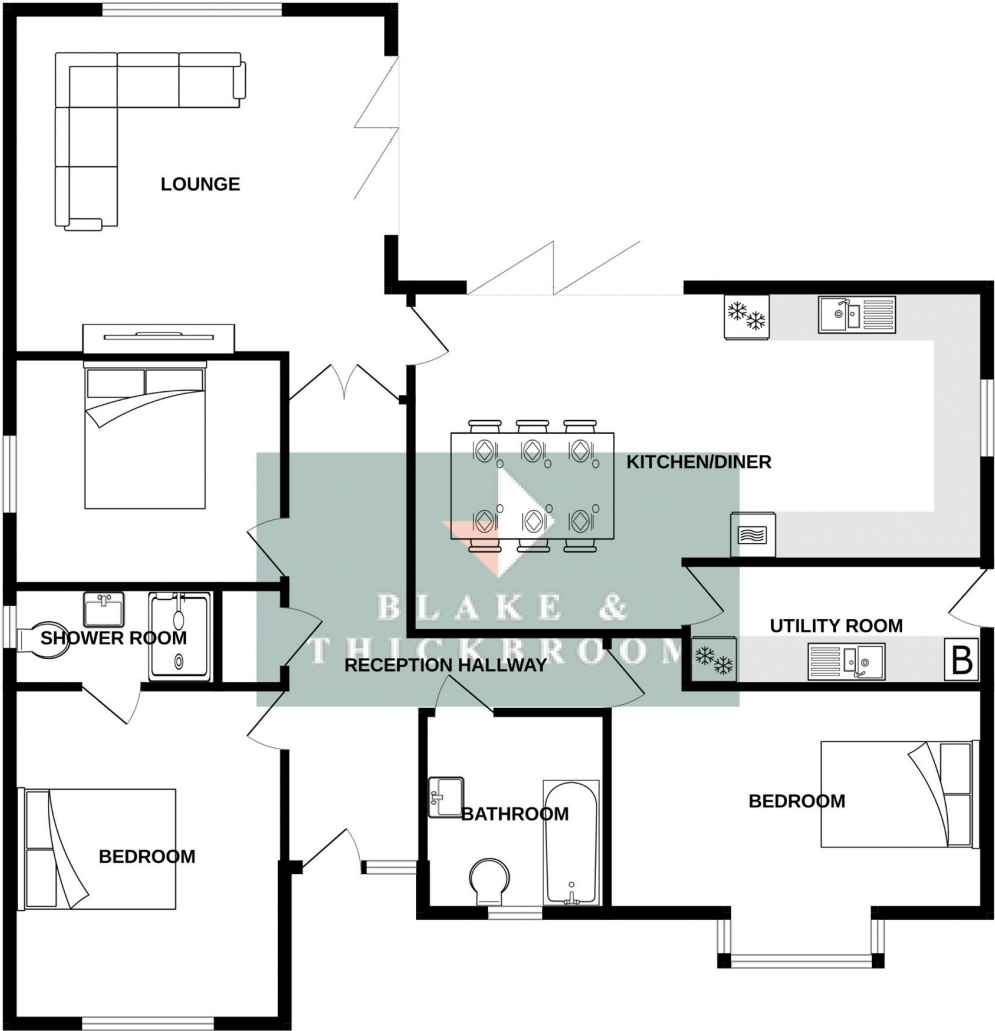
OUTSIDE:
Decorative picket fencing to the front of the bungalow with landscaped wood chip flower borders and paved pathways. Outside security lighting. Driveway to the right hand side of the property providing off road parking for two vehicles leading to detached double garage (18'1 x 17'5) with electric up and over door, power and light connected. Side gate access to lawned South facing rear garden with paved patio area. Outside tap, outside lighting. The garden is enclosed by panelled fencing and mature trees.

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GROUND FLOOR



THE MEADOWS, BETTS GREEN ROAD, LITTLE CLACTON, ESSEX, CO16 9NH

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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