



THE MEADOWS,  
LITTLE CLACTON, ESSEX, CO16 9SE  
£495,000 (Offers in excess of)

**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 at the end of the development the bungalow will be found on the right hand side.

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

- \* THREE BEDROOMS \* ENSUITE SHOWER ROOMS TO BEDROOMS ONE & TWO \*
- \* LUXURY BATHROOM SUITE \* UNDER FLOOR GAS HEATING \*
- \* 15'1 x 14'4 LOUNGE WITH BI FOLDING DOORS & FARMLAND VIEWS \*
- \* 16'1 x 10' LUXURY FITTED KITCHEN WITH NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORK SURFACES \* 10'3 x 9'1 UTILITY ROOM WITH MATCHING UNITS & QUARTZ WORK SURFACES \*
- \* TILED FLOORING & CHOICE OF CARPETS TO REMAINING ROOMS \*
- \* PARKING FOR THREE/FOUR VEHICLES \* 22'8 x 10'3 DETACHED GARAGE \*
- \* LAWNED REAR GARDENS \* ALARM SECURITY SYSTEM \* PROFESSIONAL CONSULTANCY CERTIFICATE \* KEYS TO VIEW \*

**ENTRANCE HALL:**

Composite entrance door to entrance hall. Tiled flooring with under floor heating, storage cupboard, access to loft. Doors to:

**BEDROOM ONE:** 15'0 (4.57m) x 10'0 (3.05m)

Under floor heating, window to front. Door to ensuite shower room.

**ENSUITE SHOWER ROOM:**

Double width shower cubicle, vanity hand wash basin with mirror above and touch lighting, low level WC, heated towel rail, fully tiled walls and flooring, down lighters. Underfloor heating

**BEDROOM TWO:** 14'0 (4.27m) x 10'3 (3.12m)

(plus door recess) Under floor heating, window to front. Door to ensuite shower.

**ENSUITE SHOWER ROOM:**

Corner shower cubicle, vanity hand wash basin with mirror above and touch lighting, low level WC, heated towel rail, fully tiled walls and flooring, down lighters. Window to side. Underfloor heating

**BEDROOM THREE:** 14'5 (4.39m) x 10'0 (3.05m)

Under floor heating, window to front.

**FAMILY BATHROOM:**

White suite comprising panelled bath with mixer taps, built in shower unit with glazed shower screen, vanity hand wash basin, low level WC, heated towel rail, fully tiled walls and flooring, down lighters. Under floor heating, window to side.

**LOUNGE:** 15'1 (4.60m) x 14'4 (4.37m)

Under floor heating, Bi-Folding doors to rear garden with farmland views.

**KITCHEN:** 16'1 (4.90m) x 10'0 (3.05m)

Luxuriously appointed with a range of coloured laminated fronted units comprising Quartz work surfaces with matching upstands with inset butler style sink unit and mixer taps. 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 dish washer. Built in corner carousel unit, pull out bin storage. Purpose built breakfast bar. Tiled flooring, down lighters, under floor heating. Window to rear, door to utility room.

**UTILITY ROOM:** 10'3 (3.12m) x 9'1 (2.77m)

Matching coloured units and Quartz work surfaces with matching upstands. Inset butler style sink unit with cupboards under. Eye level cupboards, tall storage cupboard housing combi gas boiler. Tiled flooring, under floor heating, window to rear, double glazed door to outside.

**OUTSIDE:**

Ornamental pickett fencing to the front of the property with paved pathways. Outside lighting. Block paved driveway to the left hand side of bungalow providing off road parking for three/four vehicles leading to detached garage 22'8 x 10'3. Electric up and over door, power and light connected. Side gate access to lawned rear garden. Full width paved patio area. Outside lighting, outside tap. Farmland views to rear aspect.

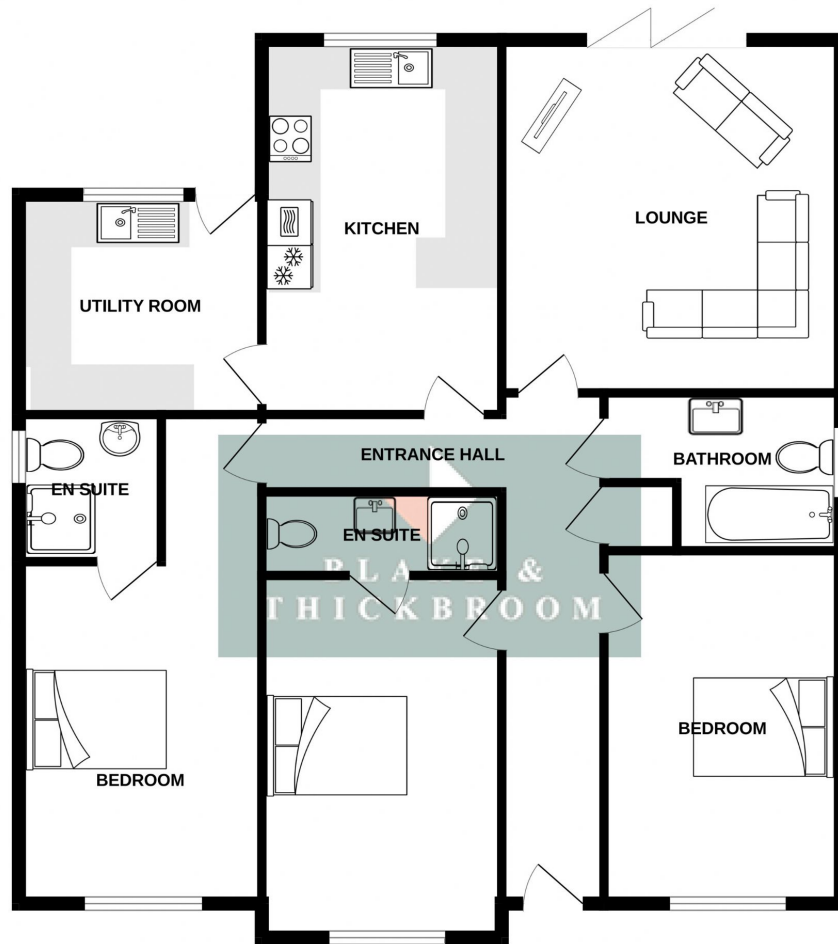








## GROUND FLOOR



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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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GROUND FLOOR  
110.9 sq.m. (1194 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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