



THE MEADOWS,  
LITTLE CLACTON, ESSEX, CO16 9SE  
£495,000 (Asking Price)

**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 ROOM \*
- \* LUXURY BATHROOM SUITE \* UNDER FLOOR GAS HEATING \*
- \* 16'11 x 11'4 LOUNGE WITH BI FOLDING DOORS & FARMLAND VIEWS \*
- \* 18'4 x 14'3 LUXURY FITTED KITCHEN WITH NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORK SURFACES \* 10'7 x 7'8 UTILITY ROOM WITH MATCHING UNITS & QUARTZ WORK SURFACES \*
- \* TILED FLOORING & CHOICE OF CARPETS TO REMAINING ROOMS \*
- \* PARKING FOR SEVERAL VEHICLES \* 19'3 x 9'9 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 housing underfloor heating manifold. Doors to all rooms.

**BEDROOM ONE:** 17'0 (5.18m) x 12'9 (3.89m)

Underfloor heating. Window to rear. Door to:

**ENSUITE SHOWER ROOM:**

Will be fitted with walk in shower tray, hand wash basin, low level WC. Heated towel rail. Fully tiled walls and flooring. Double glazed window to side.

**BEDROOM TWO:** 17'0 (5.18m) x 13'9 (4.19m)

(narrowing to 11'7).Underfloor heating. Windows to front and side.

**BEDROOM THREE:** 13'0 (3.96m) x 7'11 (2.41m)

Underfloor heating. Window to side. Potential loft access.

**LOUNGE:** 16'11 (5.16m) x 11'4 (3.45m)

Underfloor heating. Double glazed bifold doors to rear garden.

**BATHROOM:** 7'0 (2.13m) x 5'5 (1.65m)

Will be fitted with white suite comprising panelled bath with shower attachment, mixer taps, vanity hand wash basin, low level WC. Heated towel rail. Fully tiled walls and flooring. Window to front.

**KITCHEN:** 18'4 (5.59m) x 14'3 (4.34m)

Choice of Quartz work surfaces, range of integral appliances. Double glazed window to side, double glazed bifold doors to rear. Access to:

**UTILITY ROOM:** 10'7 (3.23m) x 7'8 (2.34m)

Choice of cabinet colours, Quartz work surfaces. Double glazed window to front, double glazed door to garden.

**OUTSIDE:**

Landscaped borders with shrubs, enclosed by picket fencing to the front of the property with paved pathways. The rear garden has paving adjacent to the bungalow, the rest of the garden is mostly laid to lawn, will be partially retained by wooden panelled fencing. Garage (19'3 x 9'9) with electric up and over door, power and light connected, service door to garden. Block paved driveway to the front of the garage affording access for off road parking.

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**AGENTS NOTES:**

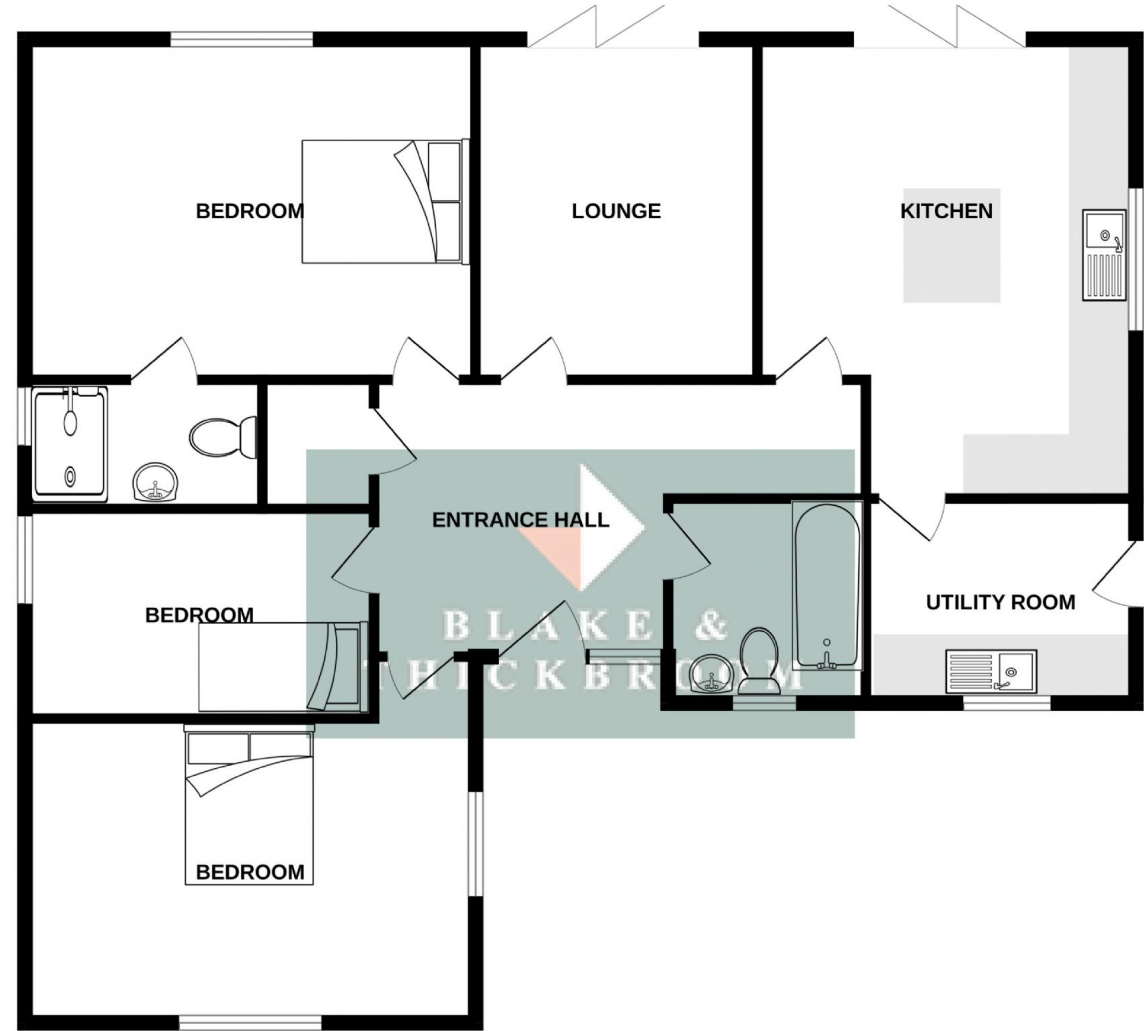
Material information for this property.  
Tenure is Freehold.  
Council Tax Band TBA.  
EPC Rating TBA.  
Services Connected.  
Electricity - Yes.  
Gas - Yes.  
Water - Yes.  
Sewerage type - Mains.  
Telephone & Broadband coverage - Unknown due to property being brand new. Prospective purchasers should 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 - Yes. The private road is under a management company by current developer. £150 per annum service charge.  
Non standard property features to note - None.







GROUND FLOOR



THE MEADOWS, LITTLE CLACTON, ESSEX

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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