



DESCRIPTION:

PREDICTED GRADE A ENERGY EFFICIENT

A simply stunning brand new three bedroom detached bungalow having been constructed with high specification energy efficient materials throughout including triple glazing, integrated solar panel system for hot water and the state of the art air source heat pump under floor heating. The bungalow offers spacious accommodation, a south facing rear garden and will be sold with a 10 YEAR ICW giving peace of mind to any prospective purchaser looking to buy their dream retirement home. The bungalow is situated in this recessed location and is conveniently located within proximity quarter of a mile of the centre of the popular village of Little Clacton offering an array of shopping facilities and has excellent main road access to Clacton's town centre and major supermarkets. As the vendors chosen sole agents an internal viewing is essential to fully appreciate the quality of this new bungalow and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Take the second exit on the left hand side onto the new bypass road. Proceed along the bypass road, straight across the first roundabout at Brook Retail Park onto the second part of the bypass. Take the third exit right at the next roundabout, signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed a short distance and Stonehall Drive can be found as a turning on the right hand side. Proceed into Stonehall Drive and the property can be found as the first brand new bungalow on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER ROOM *
- * ELECTRIC AIR SOURCE HEAT PUMP FOR UNDERFLOOR HEATING *
- * TRIPLE GLAZED WINDOWS * 10 YEAR ICW BUILDERS WARRANTY *
- * 13'10 x 12'10 LOUNGE WITH FRENCH DOORS * 13'9 x 10'3 LUXURY FITTED KITCHEN WITH QUARTZ WORK TOPS & BUILT IN HOB, OVEN, MICROWAVE, INTEGRATED FRIDGE, FREEZER, DISH WASHER AND WASHING MACHINE *
- * LVT FLOORING * 3.86kw INTEGRATED SOLAR PANEL SYSTEM WITH BATTERY STORAGE *
- * DRIVEWAY & PARKING FOR TWO VEHICLES *
- * 23' DETACHED GARAGE WITH ATTACHED GARDEN ROOM *
- * SOUTH FACING LANDSCAPED REAR GARDEN * EV CHARGING POINT *
- * SOLE AGENTS * INTERNAL VIEWING RECOMMENDED *

RECEPTION HALL:

Composite entrance door to reception hallway. Underfloor heating, airing cupboard, access to loft with ladder and light. Doors to:

BEDROOM ONE: 13'1 (3.99m) x 9'7 (2.92m)

Underfloor heating, window to rear, door to en suite.

EN SUITE SHOWER ROOM:

One and a half width shower cubicle, enclosed low level WC, hand wash basin part tiled walls, down lighters, extractor fan, underfloor heating. Window to rear.

BEDROOM TWO: 11'5 (3.48m) x 9'0 (2.74m)

Underfloor heating, window to front.

BEDROOM THREE: 9'7 (2.92m) x 8'0 (2.44m)

Underfloor heating, window to front.

BATHROOM:

Well appointed with a white suite comprising panelled bath with mixer taps, built in shower unit, enclosed low level WC, hand wash basin, part tiled walls, down lighters, underfloor heating. Window to rear.

LOUNGE: 13'10 (4.22m) x 12'10 (3.91m)

Underfloor heating, window to side, french style glazed doors with matching glazed side panels to rear garden.

KITCHEN: 13'9 (4.19m) x 10'3 (3.12m)

Luxuriously appointed with a range of Halesworth green coloured fronted units comprising Quartz worksurfaces with matching upstands. Inset single bowl sink unit with mixer tap. Cupboards under, eye level cupboard, inset hob unit with extractor hood above. Further built in single oven and microwave oven with cupboard storage above and below. Integrated fridge and freezer, integrated dish washer and washing machine. Pull out spice unit, down lighters. Underfloor heating. Window to front, double glazed door to outside.

OUTSIDE:

Ornamental Pickett fencing to the front of the property with flower and shrub borders and block paved pathway leading to main entrance. Further paved driveway to the right hand side of the bungalow providing off road parking for two vehicles leading to detached garage. 23' x 9'9 with electric shutter style security entrance door, power and light connected. EV electric charging point. Side gate access to south facing lawned rear garden with flower and shrub borders. Large paved patio area and pathways. Outside power points, outside lighting. To the rear of the garage 8' x 7'10 garden room with power and light connected. The rear garden is enclosed by wooden fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: TBC. EPC: TBC
Services connected
Electricity: Yes
Gas: No
Water: Yes
Sewerage type: Mains
Telephone and Broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: No



