



 **BLAKE &
THICKBROOM**

**HARWICH ROAD,
LITTLE CLACTON, ESSEX, CO16 9PU
£450,000 (Offers Over)**

DESCRIPTION:

AS GOOD AS NEW WITH FARMLAND VIEWS

A simply stunning refurbished extended detached bungalow situated in this semi rural location with farmland views to front aspect on the outskirts of the popular village of Little Clacton. The bungalow has undergone a programme of refurbishment from the footings upwards and now offers spacious accommodation finished to a high quality throughout. The bungalow is offered for sale with no onward chain and an internal viewing is highly recommended to appreciate the quality of bungalow on offer and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Continue across the first roundabout and take the third exit at the next roundabout signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Continue through the centre of the village for approximate one mile turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximate half a mile and the bungalow can be found on the right hand side in a recessed position.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER ROOM *
- * LUXURY BATHROOM * 27'9 x 5'4 RECEPTION HALLWAY *
- * GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZED WINDOWS *
- * 18'2 LOUNGE WITH BI FOLDING DOORS * 18'2 LUXURY FITTED KITCHEN/DINER WITH NUMEROUS INTEGRATED APPLIANCES INCLUDING FIVE RING HOB UNIT, EXTRACTOR HOOD, SINGLE OVEN, MICROWAVE, FULL HEIGHT FRIDGE & FREEZER, DISH WASHER *
- * SEPARATE UTILITY ROOM * APPROX 36' SOUTH FACING REAR GARDEN *
- * PARKING FOR SEVERALS VEHICLES * 18' x 9'3 ATTACHED GARAGE WITH ELECTRIC UP & DOOR *
- * RURAL LOCATION * FARMLAND VIEWS TO FRONT ASPECT * INTERNAL VIEWING RECOMMENDED *

ENTRANCE:

Ornamental storm porch entrance with composite entrance door to reception hallway.

RECEPTION HALL: 27'9 (8.46m) x 5'4 (1.63m)

(max) Herringbone patterned LVT flooring, radiator, down lighters, access to loft, storage cupboard. Doors to:

BEDROOM ONE: 14'0 (4.27m) x 10'6 (3.20m)

Radiator, down lighters, bay window to front with views over farmland. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Double width shower cubicle, vanity hand wash basin, enclosed low level WC, fully tiled walls, tiled flooring, heated towel rail. Wall mounted mirror with light, extractor fan. Window to side.

BEDROOM TWO: 13'2 (4.01m) x 10'6 (3.20m)

Radiator, down lighters, bay window to front with views over farmland.

BEDROOM THREE: 10'5 (3.18m) x 6'5 (1.96m)

Radiator, down lighters, window to side.

BATHROOM:

Luxury appointed white suite comprising panelled bath with mixer tap. Built in shower unit with glazed shower screen, vanity hand wash basin. Enclosed low level WC, heated towel rail, fully tiled walls, tiled flooring, down lighters, extractor fan. Window to side.

LOUNGE: 18'2 (5.54m) x 13'0 (3.96m)

Two radiators, down lighters, Bi-folding doors to outside.

KITCHEN DINER: 18'2 (5.54m) x 11'7 (3.53m)

(max) Luxuriously appointed with a range of high gloss coloured handleless fronted units with laminated work surfaces with matching upstands. Inset one and a half bowl single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Inset five ring electric hob unit with extractor hood above, further built in single oven and microwave oven, cupboard storage above and below. Full height integrated fridge and freezer. Integrated dish washer, pull out refuge unit. Down lighters, herringbone patterned LVT flooring. Window to rear, part glazed door to lounge. Further internal door to utility room.

UTILITY ROOM: 6'3 (1.91m) x 5'3 (1.60m)

Matching units and work surfaces with matching upstands. LVT flooring. Tall storage cupboard housing combi gas boiler, double glazed door to outside.

OUTSIDE:

Lawned front garden with ornamental front boundary walling. Block paved driveway providing off road parking for several vehicles leading to attached garage. Side access leading to rear garden.

ATTACHED GARAGE: 18'0 (5.49m) x 9'3 (2.82m)

Power and light connected with electric up and over door.

REAR GARDEN:

Approx 36' south facing lawned rear garden, full width paved patio area. Outside tap, outside lighting. Outside power points. The rear garden is enclosed by panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: TBC. EPC: C

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Unknown

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: The bungalow was refurbished and extended under planning numbers:

23/00936/FUL HH

24/01573/FUL HH







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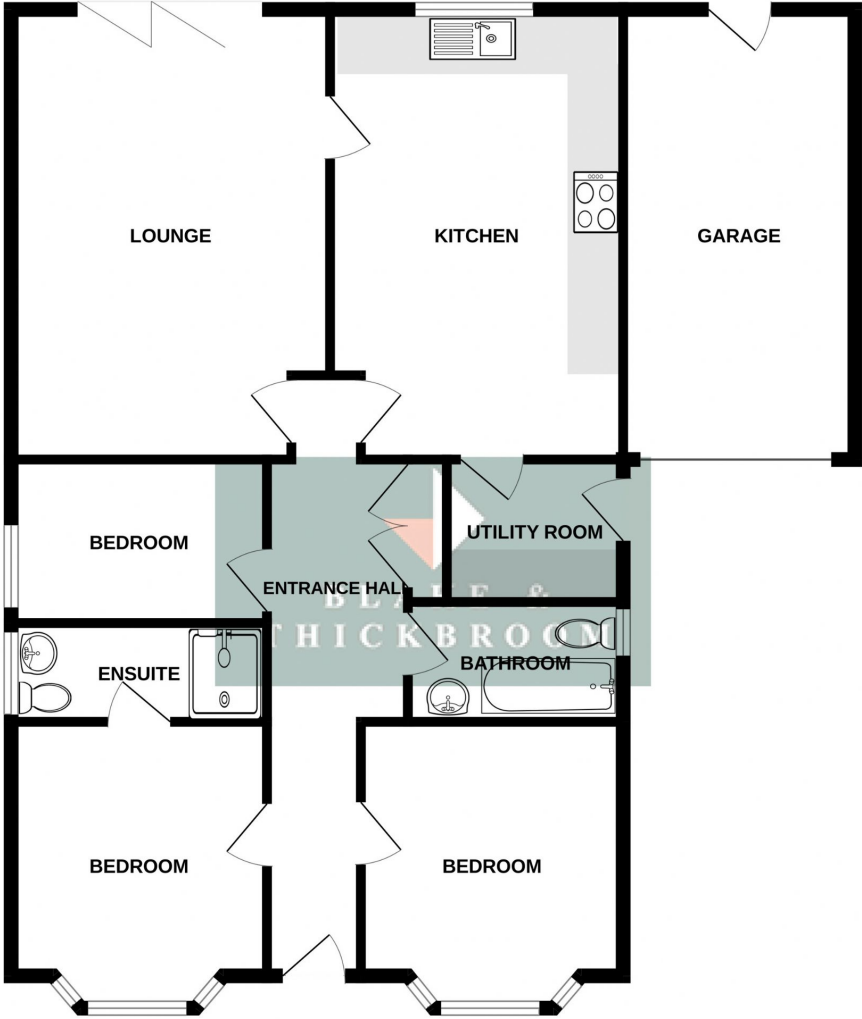


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GROUND FLOOR



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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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