



**CRAIGFIELD AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 4HS
£345,000 (Asking Price)**

DESCRIPTION:

This beautifully presented four bedroom extended detached bungalow is perfectly situated on the sought-after Birds Development in Great Clacton. Ideally located close to local shops, a primary school, and a regular bus route to the town centre, this home offers both convenience and comfort in equal measure.

The property has been maintained to an excellent decorative standard throughout and provides spacious, versatile accommodation ideal for family living. Features include a bright and welcoming lounge, a modern fitted kitchen, generous bedrooms, and a stylish family bathroom. The extension enhances the living space, creating a flexible layout perfect for entertaining or relaxing. Outside, the bungalow enjoys a well-kept garden, ample off-road parking, and a garage.

This is truly a must-view property for anyone seeking a ready-to-move-into home in one of Great Clacton's most desirable locations.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the fourth exit into the initial part of St Johns Road. Proceed into the centre of Great Clacton, turn left into North Road, first right into Ravensdale, second right into Kestrel Way, third left into Craigfield Avenue. Proceed for a short while passing the primary school on the left and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * ENSUITE SHOWER ROOM *
- * FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *
- * 19'8 x 10'6 LOUNGE * 12'9 x 10'4 KITCHEN *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZING *
- * GARAGE & OFF ROAD PARKING * PAVED REAR GARDEN *
- * CLOSE TO LOCAL SCHOOLS, SHOPPING FACILITIES & BUS ROUTES *
- * VIEWING RECOMMENDED * VIDEO TOUR AVAILABLE *

ENTRANCE PORCH:

Composite style double glazed entrance door to entrance porch. Door to:

ENTRANCE HALL:

Radiator. Two storage cupboards. Loft access. Doors to all rooms.

SEPARATE WC:

Fitted with low level WC, pedestal wash basin. Fully tiled walls, tiled flooring. Replacement double glazed window to front.

BEDROOM ONE: 15'3 (4.65m) x 9'3 (2.82m)

Radiator. Double glazed French style doors leading to garden. Door to:

EN SUITE SHOWER ROOM:

Fitted with a shower unit with electric shower attachment above, low level WC, pedestal wash basin. Heated towel rail. Extractor fan. Loft access. Fully tiled walls, tiled flooring.

BEDROOM TWO: 12'5 (3.78m) x 11'1 (3.38m)

Radiator. Double glazed French style doors leading to garden.

BEDROOM THREE: 11'7 (3.53m) x 8'9 (2.67m)

Radiator. Double glazed French style doors leading to garden.

BEDROOM FOUR: 10'1 (3.07m) x 9'1 (2.77m)

Radiator. Replacement double glazed window to side.

BATHROOM:

White coloured suite comprising of P shaped bath, pedestal wash basin, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

LOUNGE: 19'8 (5.99m) x 10'6 (3.20m)

Radiator. Two replacement double glazed windows to front.

KITCHEN: 12'9 (3.89m) x 10'4 (3.15m)

Comprising of Oak effect fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integrated single oven with four ring gas hob with extractor hood above. Cupboard housing wall mounted boiler. Part tiled walls. Two replacement double glazed windows to side, double glazed French style doors to garden.

UTILITY ROOM: 17'6 (5.33m) x 5'7 (1.70m)

Radiator. Window to side and rear. Single door to porch and door to garden.

OUTSIDE:

Block paved driveway to the front of the property providing off road parking with further access to garage with up and over door. Gate and pathway to the left hand side of the property, partially retained by small brick wall and timber panelled fencing. The property is situated on a corner wedge shaped plot with wooden decking and paved patio areas adjacent to the property, partly laid with artificial lawn and shingled area. The garden is partially retained by timber panelled fencing.

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