



**PLOT 4, 13 WEELEY ROAD,  
LITTLE CLACTON, ESSEX, CO16 9EN  
£575,000 (Asking Price)**

**DESCRIPTION:**

PREDICTED EPC "A" . This stunning brand new three bedroom detached bungalow forms part of a small development in this semi rural location with farmland views from the South Westerly facing garden on the outskirts of the popular village of Little Clacton. This beautiful bungalow offers substantial living space of approximately 1400sq ft (excluding roof space and garage) and has been uniquely constructed with first floor attic roof trusses and a stair flight giving the ability to convert the first floor living space into additional accommodation if desired in the future. The bungalow has been built to a high specification throughout and will come with an insurance backed 10 years builders warranty to offer peace of mind to any prospective purchaser for the quality of build. As the vendors chosen sole agent early reservations are strongly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM:Clacton's town centre along the A133 London Road, upon reaching the main London Road roundabout take the second exit onto the new bypass road. Across the first roundabout proceed to the second roundabout and take the third exit sign posted toward the village of Lt Clacton. Left at the next roundabout into London Road Little Clacton. Proceed into the centre of the village passing the Blacksmith Arms on the right hand side and continue through the village for a further quarter of a mile past Plough corner and Harwich Road on the right hand side. Proceed a short distance on the next bend the development can be found on the left hand side.

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

- \* THREE BEDROOMS \* EN SUITE SHOWER ROOM \* LUXURY FITTED BATHROOM \*
- \* AIR SOURCE HEAT PUMP UNDERFLOOR HEATING WITH INTEGRATED SOLAR PANEL SYSTEM TO ASSIST WITH ELECTRIC CONSUMPTION \* TRIPLE GLAZED \* 10 YEAR INSURANCE BACKED BUILDERS WARRANTY \*
- \* 22'8 x 12'4 (max) RECEPTION HALLWAY \* 19'5 x 15'4 LOUNGE WITH FRENCH DOORS \*
- \* 19'6 x 13'8 LUXURY FITTED KITCHEN/DINER WITH QUARTZ WORKTOPS & NUMEROUS INTEGRATED APPLIANCES \*
- \* ALL CARPETS & FLOOR COVERINGS INCLUDED \* 43' x 18' FULLY BOARDED LOFT SPACE \* POWER & LIGHT CONNECTED & STAIRFLIGHT INSTALLED \*
- \* APPROX 60' SOUTH-WESTERLY FACING REAR GARDEN WITH FARMLAND VIEWS \*
- \* 23'1 x 12'5 GARAGE \* PARKING FOR 3/4 VEHICLES WITH ELECTRIC CHARGING POINT \*
- \* PREDICTED EPC "A "

**FIRST FLOOR: LOFT ROOM:** 43'0 (13.11m) x 18'0 (5.49m)

Boarded floor and mostly plasterboarded walls. Power and light connected. Gable window to rear.

**FIRST FLOOR LANDING:**

Stairflight to ground floor.

**RECEPTION HALLWAY:** 22'8 (6.91m) x 12'4 (3.76m)

(max). Composite double glazed entrance door to reception hallway. Camaro Herringbone flooring. Underfloor heating. Understairs storage cupboard, double width built in airing cupboard. Door to:

**BEDROOM ONE:** 16'10 (5.13m) x 13'3 (4.04m)

(into bay recess). Underfloor heating. Bay window to front. Door to:

**EN SUITE SHOWER ROOM:** 6'6 (1.98m) x 6'6 (1.98m)

Fitted with white suite comprising double width walk in shower cubicle, enclosed wash basin and low level WC. Heated towel rail. Downlighters. Extractor fan. Part tiled walls. Heated Camaro Herringbone flooring. Window to side.

**BEDROOM TWO:** 12'5 (3.78m) x 9'9 (2.97m)

Underfloor heating. Window to front.

**BEDROOM THREE:** 9'9 (2.97m) x 9'8 (2.95m)

Underfloor heating. Window to side.

**BATHROOM:** 10'2 (3.10m) x 6'4 (1.93m)

Luxuriously appointed with a white suite comprising panelled bath with built in shower unit, glazed shower screen, enclosed wash basin and low level WC. Heated towel rail. Part tiled walls. Downlighters. Extractor fan. Heated Camaro Herringbone flooring. Window to side.

**LOUNGE:** 19'5 (5.92m) x 15'4 (4.67m)

Underfloor heating. French style double glazed doors and windows to rear garden.

**KITCHEN / DINER:** 19'6 (5.94m) x 13'8 (4.17m)

Luxuriously appointed with a range of Abbey Limestone and Botanical Green fronted units with Carrera quartz work tops with inset butler style sink unit, mixer taps, cupboards under, eye level cupboards with lighting below, integrated five ring electric hob unit with extractor hood above, further built in single oven and microwave oven with cupboard storage above and below, integrated fridge freezer, dishwasher and washing machine. Heated Camaro Herringbone flooring. Downlighters. Pull out bin storage unit and further pull out larder unit. French style double glazed doors and windows to rear garden.

**OUTSIDE:**

Lawned front garden with mature shrubs and wooden fencing. Block paved driveway providing off road parking for several vehicles leading to garage in block of two (23'1 x 12'5) with power and light connected, electric up and over door, electric charging point for car. Outside security lighting. Side gate access to approximately 60' South Westerly facing rear garden (to be lawned) with farmland views through rear boundary fencing, full width paved patio area. Personal door to garage. Fitted outside air source heat pump. Outside tap and security lighting. The rear garden is enclosed by fencing.

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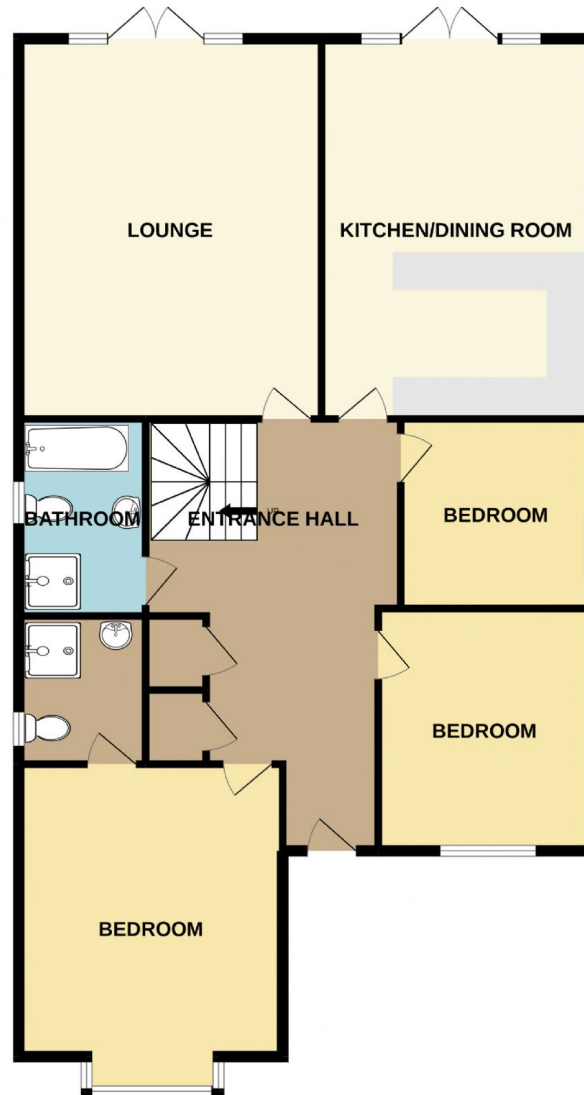








GROUND FLOOR



1ST FLOOR

