

**Harwich Road, Little Clacton
CO16 9NE
£490,000 Freehold**

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- **NON-ESTATE VILLAGE LOCATION**
- **SEMI-DETACHED CHALET BUNGALOW**
- **FIVE BEDROOMS**
- **GROUND FLOOR BATHROOM**
- **25FT LIVING/DINING/KITCHEN WITH BI-FOLDING DOORS**
- **UTILITY ROOM**
- **GARDENSTUDIO/GYM/OFFICE/ANNEXE**
- **AMPLE OFF ROAD PARKING**
- **GENEROUS REAR GARDEN**
- **MUST BE VIEWED TO APPRECIATE ACCOMMODATION**

**** A TRULY VERSATILE FIVE BEDROOM SEMI-DETACHED CHALET STYLE BUNGALOW SET IN THIS NON-ESTATE DESIRABLE VILLAGE LOCATION****

A fantastic opportunity to acquire this extended and heavily improved property on a generous plot with outbuildings affording the possibility of home business potential.

The residence has many features of which include gas to radiator heating, tiled flooring, Bi-folding doors to garden, block paved driveway, outbuildings with power and lighting.

This generous family accommodation set out over two floors consisting of entrance hallway, cloaks area, two ground floor bedrooms, bathroom, utility room and open plan living/kitchen/dining area.

The first floor has a landing with three first floor bedrooms.

Outside the front garden is blocked paved for off road parking and the rear is extensive with two outbuildings with (as previously mentioned) business potential.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Double glazed entrance door. Recessed lighting, built-in storage cupboard, stair flight to first floor landing. Tiled flooring, radiator.

LIVING/DINING/KITCHEN AREA

25' 1" x 20' 6" (7.64m x 6.24m)

Bi-folding doors to garden, ceiling lantern, recessed lighting, two feature vertical radiators. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards. Space for dishwasher, integrated fridge/freezer, stainless steel filter hood with four ring gas hob built in electric oven. Tiled splash backs, tall standing larder cupboard and tiled flooring.

UTILITY ROOM

6' 9" x 6' 6" (2.06m x 1.98m)

Recessed lighting, space for washing machine and tiled flooring. (We understand there is also plumbing for a cloakroom if preferred).

CLOAKROOM/STORAGE

4' 9" x 3' 2" (1.45m x 0.96m)

Double glazed window to front elevation, power and lighting, tiled flooring.

BEDROOM FOUR

16' 4" x 8' 10" (4.97m x 2.69m)

Double glazed bay window to front elevation, built-in wardrobe cupboards, radiator.

BEDROOM FIVE

12' 10" x 11' 0" (3.91m x 3.35m)

Double glazed window to side elevation, radiator.



FAMILY BATHROOM

11' 4" x 5' 4" (3.45m x 1.62m)

Recessed lighting, double glazed frosted window to side elevation, heated towel radiator. Low level WC, pedestal wash hand basin with mixer tap and 'P' shaped bath with mixer tap and shower to wall with screen, tiled flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

18' 7" x 9' 7" (5.66m x 2.92m)

Two double glazed window to rear elevation, fitted eaves cupboards, radiator.

BEDROOM TWO

15' 5" x 10' 0" (4.70m x 3.05m)

Double glazed window to front elevation, radiator.

BEDROOM THREE

12' 6" x 10' 8" (3.81m x 3.25m)

Double glazed window to front elevation, radiator.

FRONT GARDEN

Open plan and block paved driveway providing ample off road parking. Side access.

REAR GARDEN

Side access, large flagstone patio, artificial lawned area and further rear patio. Large timber storage room, paved enclosure, outside power points.

STUDIO/OFFICE/GYM/POTENTIAL ANNEXE.

Studio Kitchen: 11'0 x 10'9

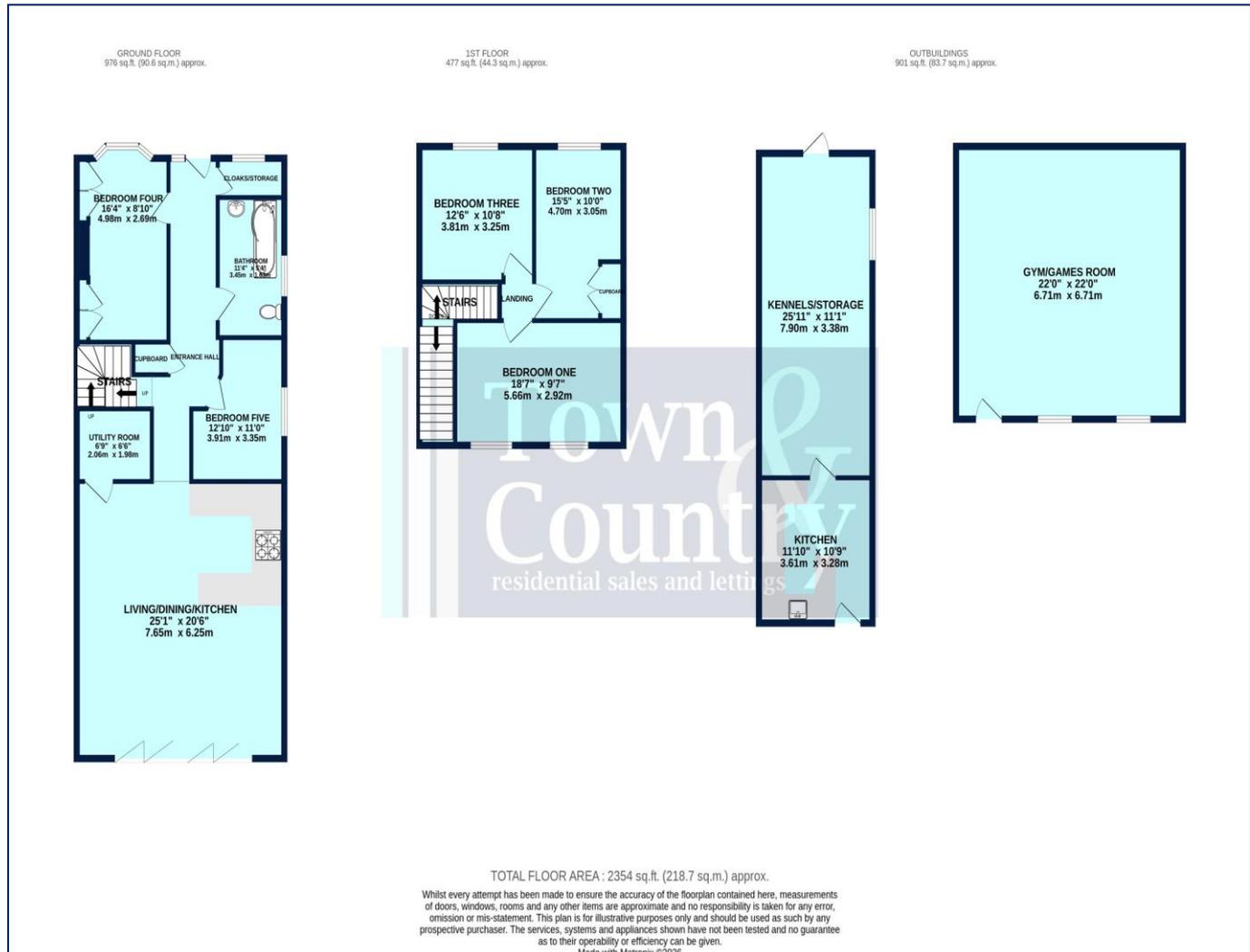
Double glazed window to garden. One and a quarter bowl inset sink unit, range of floor standing cupboards drawers and units with adjacent work surfaces, wall mounted matching cupboards. Space for tumble dryer, tiled floor. Door to:

Storage Area: 25'11 x 11'1

Extractor fan, double glazed window to side elevation, power and lighting door to enclosure, tiled flooring.







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