

**Springfield Meadows, Little Clacton
CO16 9EB
Guide Price £290,000-£300,000
Freehold**

Town & Country
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**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- VILLAGE LOCATION
- CUL-DE-SAC POSITION
- THREE BEDROOMS
- SEMI-DETACHED
- EN-SUITE SHOWER ROOM
- FITTED KITCHEN/DINER
- WELL PRESENTED
- UNDER FLOOR HEATING
- OFF ROAD PARKING/DRIVEWAY
- CONSTRUCTED CIRCA 2017

****AN IMPRESSIVE DECEPTIVELY SPACIOUS MODERN SEMI-DETACHED BUNGALOW****

A fantastic opportunity to acquire this circa 2017 modern semi-detached bungalow nestled in this Cul-de-sac location on the fringe of the village of Little Clacton, with its facilities and access to the A133/A120.

This immaculate home offers lateral living and is set out with all those modern day living requirements including underfloor heating with individual controls, En-suite shower to principal bedroom, double glazed windows and doors, French doors to a conservatory (overlooking the garden), fitted kitchen/diner with appliances, separate family bathroom and enclosed garden.

The accommodation comprises of entrance hallway, living room, conservatory, kitchen/diner, three bedrooms, (bedroom with En-suite) and family bathroom.

Outside there are both front and rear gardens and ample off road parking via a block paved driveway.

An appointment to view should be made at your earliest convenience to avoid disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, under floor heating with wall mounted control, LVT flooring. Built-in boiler cupboard housing Vaillant gas boiler, access to loft space.

LIVING ROOM

16' 7" x 12' 9" (5.05m x 3.88m)

Underfloor heating with wall mounted control panel, double glazed French doors conservatory.

CONSERVATORY

9' 11" x 9' 11" (3.02m x 3.02m)

Double glazed to three elevations, power and lighting, Double glazed French doors to garden.

KITCHEN/DINER

16' 2" x 8' 10" (4.92m x 2.69m)

Recessed lighting, double glazed window to rear elevation, double glazed door to side elevation. 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. Integrated slimline dishwasher, integrated fridge/freezer, space for a washing machine. Stainless steel filter hood over a four ring cooker hob, electric oven and microwave inset to tall standing unit. Under floor heating with control panel, LVT flooring.



BEDROOM ONE

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to front elevation, underfloor heating with control panel.

EN-SUITE SHOWER ROOM

5' 7" x 5' 4" (1.70m x 1.62m)

Extractor fan, recessed lighting, heated towel radiator (electric). Low level WC, wash hand basin with mixer tap and vanity cupboard under, corner shower with shower unit. Tiled splash backs and curved shower screen doors, underfloor heating and LVT flooring.

BEDROOM TWO

9' 7" x 8' 10" (2.92m x 2.69m)

Double glazed window to front elevation, underfloor heating with control panel.

BEDROOM THREE

9' 0" x 7' 5" (2.74m x 2.26m)

Double glazed window to side elevation, underfloor heating with control panel.

FAMILY BATHROOM

7' 4" x 5' 6" (2.23m x 1.68m)

Extractor Fan, recessed lighting, under floor heating. Low level WC, pedestal wash hand basin with mixer tap and vanity cupboard under, panel bath with hand grips, mixer tap shower and folding screen. Heated towel radiator (electric).

FRONT GARDEN

Open plan with lawned area, block paved driveway for off road parking and side pedestrian access.

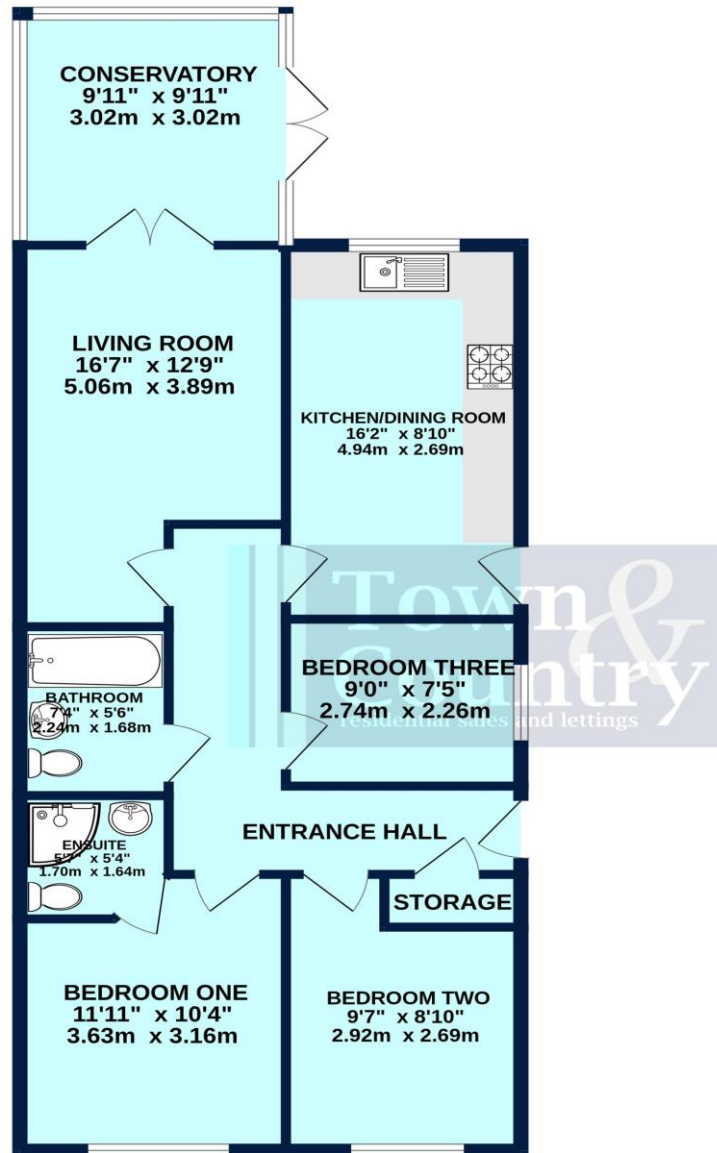
REAR GARDEN

Paved patio area, lawned area, raised flower beds, fenced outside water tap. Outside power point and continuing to side with timber storage shed and access to the front.





GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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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