

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





- 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**

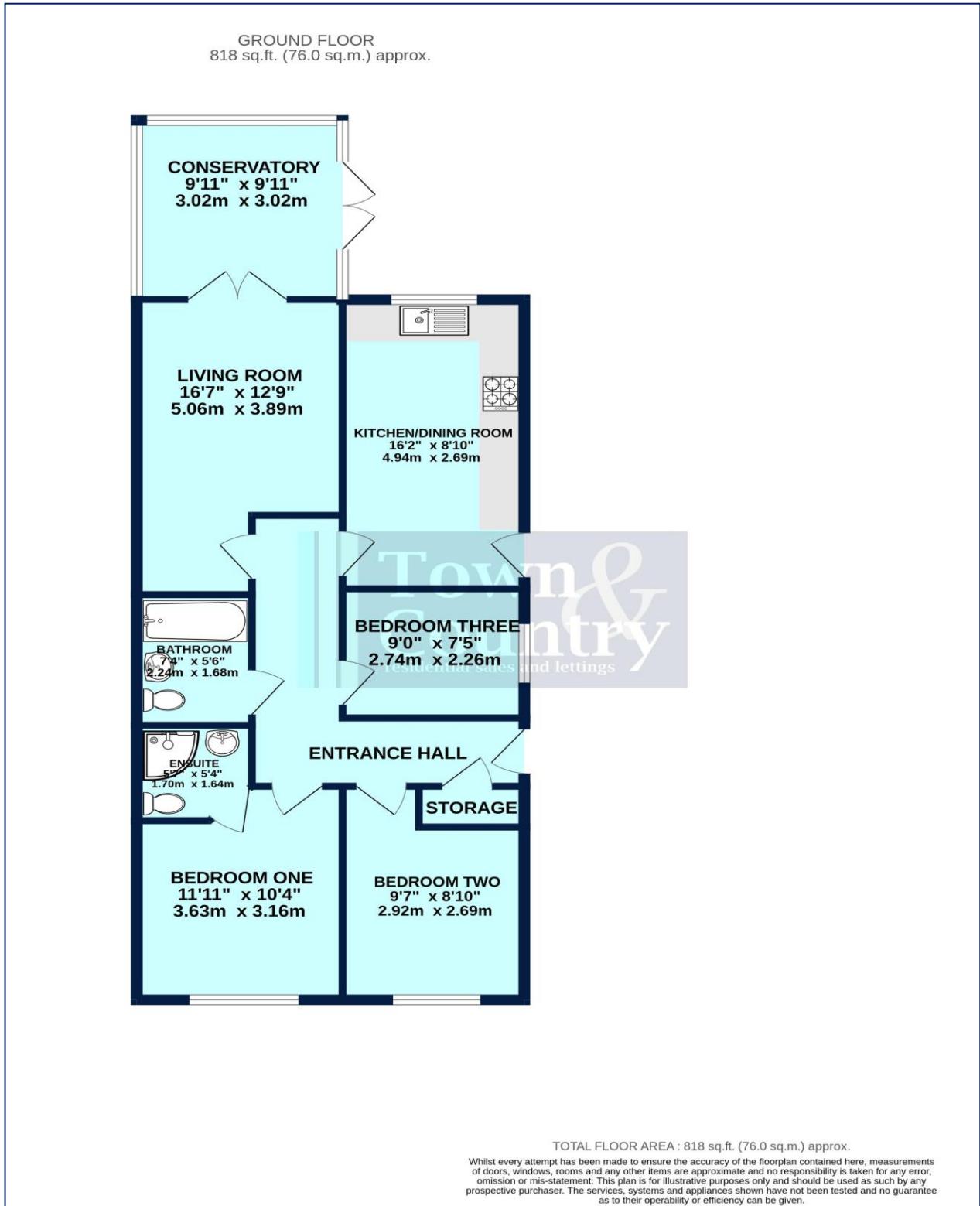
Open plan with lawned area, block paved driveway for off road parking and side pedestrian access.

### **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.







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