



# STONERIDGE

ESTATE AGENTS

Sherwood Drive | Great Clacton | CO15 4EB

- \* Three Bedroom Detached Bungalow
- \* 14'7 x 12'6 Kitchen/Breakfast Room
- \* 12'6 Conservatory
- \* En-Suite Shower to Master Bedroom
- \* Family Bathroom
- \* Driveway leading to 18'6 x 12'5 Garage
- \* Enclosed Rear Garden
- \* EPC TBC

**£425,000**



**To Arrange a Viewing Please Call Stoneridge Estates on 01255 43 58 58**

Sherwood Drive | Great Clacton | CO15 4EB 06,11,21 46/JH/CW/S

**COMPLETE ONWARD CHAIN!** Constructed in 2004 and tastefully designed throughout is this deceptively spacious three bedroom detached bungalow situated on the popular Sherwood Oaks development. Benefits include en-suite shower room to master bedroom, three piece family bathroom, 14'7 x 12'6 kitchen/breakfast room with separate utility and 12'6 double glazed conservatory. External feature include a block paved driveway, fully enclosed rear garden with separate seating area and vehicular access to a 18'6 x 12'5 garage.

Double glazed entrance door leading to:-

### **ENTRANCE PORCH**

Double glazed frosted window to front, further double glazed entrance door to:-

### **ENTRANCE HALL**

Coved ceiling, built-in storage cupboard, radiator. Access to:-

### **BEDROOM ONE 14'8 x 11'10 (4.49m x 3.62m)**

Coved ceiling, double glazed bay window to front, radiator. Access to:-

### **EN-SUITE SHOWER ROOM**

Fitted three piece suite comprising enclosed shower cubicle with plumbed in shower, pedestal wash hand basin, low level w.c., double glazed frosted window to front, fully tiled walls.

### **BEDROOM TWO 11' x 9'6 (3.35m x 2.91m)**

Coved ceiling, double glazed window to front, radiator, fitted wardrobes.

### **BEDROOM THREE 11'8 x 9'1 (3.57m x 2.77m)**

Coved ceiling, double glazed window to side, radiator.

### **BATHROOM**

Fitted three piece suite comprising enclosed corner bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, coved ceiling with inset spotlights, double glazed frosted window to side, fully tiled walls, tiled flooring.

### **KITCHEN/BREAKFAST ROOM 14'7 x 12'6 (4.45m x 3.81m)**

Modern fitted comprising one and a half bowl single drainer sink unit set in rolled edge work surfaces with matching base and eye level units. Integrated dishwasher, fridge and freezer, coved ceiling with inset spotlights, double glazed window to rear, tiled splashbacks, eye level electric oven with inset electric hob, radiator, tiled flooring, door to:-

### **UTILITY ROOM 5'9 x 4'11 (1.77m x 1.51m)**

Rolled edge work surfaces with space for washing machine and tumble dryer, coved ceiling, tiled flooring, double glazed door to garage.

### **LOUNGE 15'4 x 14'7 (4.67m x 4.46m)**

Coved ceiling, double glazed window to side, feature fireplace, two radiators, double glazed French style doors leading to:-

### **CONSERVATORY 12'6 x 11'11 (3.82m x 3.63m)**

Pitched polycarbonate style roof, brick base, double glazed windows to side and rear, double glazed French doors to rear garden.

### **OUTSIDE**

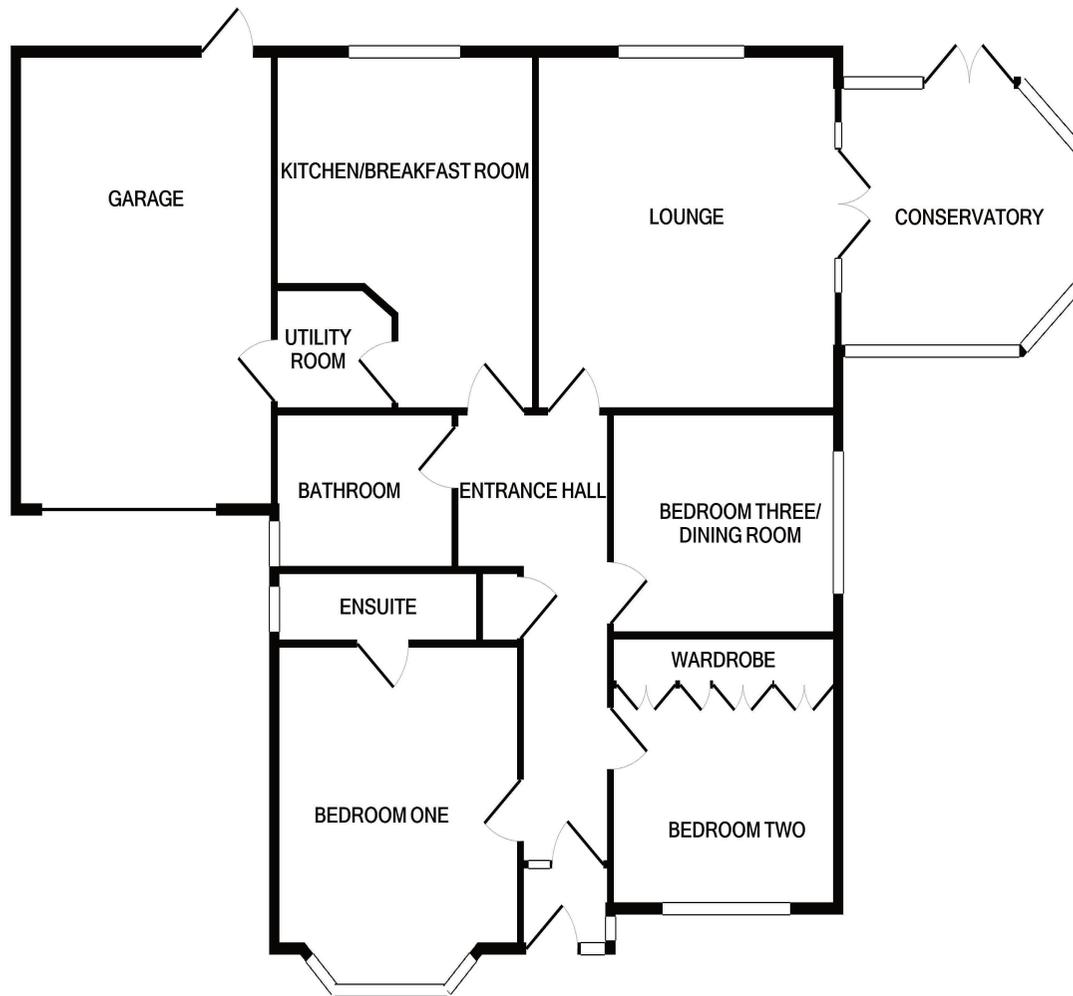
The property enjoys a fully enclosed rear garden which is mainly laid to lawn with secluded paved seating area, timber summerhouse to remain and gated side access leading to front, courtesy door to garage.

To the front of the property there is a block paved frontage and driveway leading to:-

### **LARGER THAN AVERAGE GARAGE 18'6 x 12'5 (5.64m x 3.80m)**

Accessed via up and over door, power and light connected.





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Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

**VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION**

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