

FOR SALE

£220,000 Freehold



11 Laurel Close, Clacton-on-Sea, Essex. CO15 4NR

- Extended Bungalow
- Two Bedrooms
- Conservatory
- Additional Land At Side
- Driveway & Detached Garage
- New Double Glazing Throughout
- Quiet Cul De Sac Location



PROPERTY DESCRIPTION

Nestled at the end of a quiet Cul-De-Sac in the popular BURRSVILLE area of CLACTON ON SEA My Moving Places has the pleasure in offering For Sale this EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW with additional frontage. Internally this well proportioned bungalow has Two Front Facing Bedrooms, Family Bathroom, Lounge with Patio Doors to the Conservatory and an Extended Kitchen/Breakfast Room. Externally there is a Rear Garden, Driveway leading to a Detached Garage and Additional Front Garden to the side of the property which would allow for additional parking or the potential for a side extension subject to planning. A viewing is essential to appreciate the quiet location and potential this home has to offer.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Double glazed entrance door to side aspect, two storage cupboards, loft access.

BEDROOM ONE

11' 3" x 10' 0" (3.43m x 3.05m) Double glazed window to front aspect, fitted carpet, radiator.

BEDROOM TWO

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front aspect, fitted carpet, radiator.

SHOWER ROOM

Comprising low level WC, pedestal wash hand basin, double width shower cubicle. Obscure double glazed window to side aspect, fully tiled walls, tiled flooring, new heated towel rail.

LOUNGE

16' 7" x 10' 0" (5.05m x 3.05m) Double glazed sliding doors to Conservatory, fitted carpet, radiator. Door to Kitchen/Diner.

KITCHEN/DINER

15' 0" x 8' 0" (4.57m x 2.44m) Range of base, drawer and matching eye level units, roll edge work surface inset stainless steel one and half bowl sink and drainer unit. Space and plumbing for washing machine, space for cooker and fridge freezer, wall mounted gas boiler which has been serviced yearly. Double glazed window to rear aspect, double glazed door to Conservatory, part tiled walls, vinyl flooring.

CONSERVATORY

9' 2" x 7' 5" (2.79m x 2.26m) Double glazed windows to rear aspect, obscure double glazed windows to side, double glazed door to rear garden, tiled flooring.

EXTERIOR

FRONT GARDEN

Slate chipped driveway to front, block paved driveway to side leading to garage. Further side garden to right hand side laid to lawn.

REAR GARDEN

Enclosed by panelled fencing, laid to lawn with flower and shrub borders, outside security light. Raised decking to rear, access to front via side gate.

DETACHED GARAGE

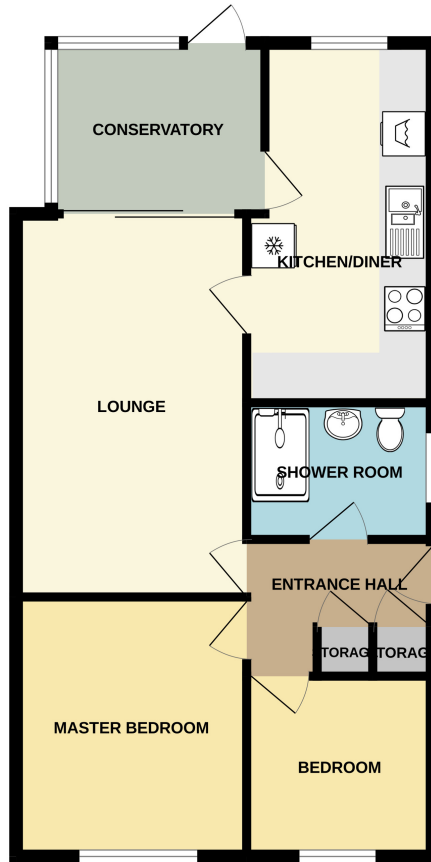
Up and over door, power and lights.



FLOORPLAN & EPC



ACCOMMODATION



LAUREL CLOSE

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.
Made with Metroplan ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Frinton-On-Sea
 148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
 01255 852929
 sales@mymovingplaces.com