

FOR SALE

£499,995 Freehold



## Little Clacton Road, Great Holland, Frinton-on-Sea, Essex. CO13 0ET

- Detached 3-bed bungalow
- Double garage with internal access; extensive driveway parking
- Master Bedroom with En-Suite
- Quiet village setting near Frinton/Clacton routes
- Excellent scope to update/extend (STPP)
- Triple-aspect lounge with log burner





## PROPERTY DESCRIPTION

Set back from the road behind mature hedging, The Willows is a substantial three-bedroom, two-bathroom detached bungalow set on a generous plot with sweeping driveway, lawns and an attached double garage. A wide entrance hall with storage leads to an impressive, triple-aspect lounge featuring a central chimney breast with wood-burning stove. The fitted kitchen enjoys garden views and opens through an arch to a defined dining area, with a side lobby giving internal access to the double garage. There are three good-size bedrooms—the principal with fitted wardrobe and en-suite—together with a modern family shower room. Outside, the gardens wrap around the property with mature trees (including a striking willow), extensive parking/turning space and useful outbuildings, offering excellent scope for landscaping or future reconfiguration/extension, subject to consent. A rarely available bungalow offering space, privacy and outstanding potential in a convenient village setting.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Wooden entrance door, flanking windows, large storage cupboard, loft access, decorative window to Lounge, smooth and coved ceiling, two radiators.

#### LOUNGE

24' 3" x 21' 5" (7.39m x 6.53m) L-shaped room with French doors to side aspect, three windows to front and side aspects, chimney inset log burner, smooth and coved ceiling, two radiators.

#### BEDROOM ONE

14' 2" x 11' 9" (4.32m x 3.58m) Window to side aspect, two built in wardrobes, smooth and coved ceiling, radiator.

#### EN-SUITE

Comprising low level WC, wall mounted wash hand basin and low profile shower cubicle. Obscure window to side aspect, tiled walls, tiled flooring, smooth and coved ceiling, heated towel rail.

#### BEDROOM TWO

11' 9" x 11' 9" (3.58m x 3.58m) Window to side rear, built in wardrobe, smooth and coved ceiling, radiator.

#### BEDROOM THREE

11' 9" x 11' 9" (3.58m x 3.58m) Window to rear aspect, built in wardrobe, smooth and coved ceiling, radiator.

### BATHROOM

Modern suite comprising low level WC, wall mounted wash hand basin, panelled bath with mixer and shower attachment, separate shower cubicle. Obscure window to rear aspect, tiled walls, tiled flooring, extractor fan, smooth and coved ceiling, heated towel rail.

### KITCHEN/DINER

24' 2" x 11' 9" (7.37m x 3.58m) Range of matching base and eye level units, roll edge work surface inset stainless steel sink and drainer unit. Space for electric cooker and tall fridge/freezer, under counter space for two more appliances, larder cupboard. Windows to front, side and rear aspects, vinyl flooring, smooth and coved ceiling, radiator. Obscure glazed door to lobby.

### LOBBY

Wooden doors to front and rear aspects, double glazed window to rear aspect, window to front aspect.

### EXTERIOR

#### REAR GARDEN

Mainly laid to lawn.

#### FRONT GARDEN

Driveway leading to double garage and front of bungalow, remainder laid to lawn with tree and shrub borders. Two willow trees, access to rear via side.

### DOUBLE GARAGE

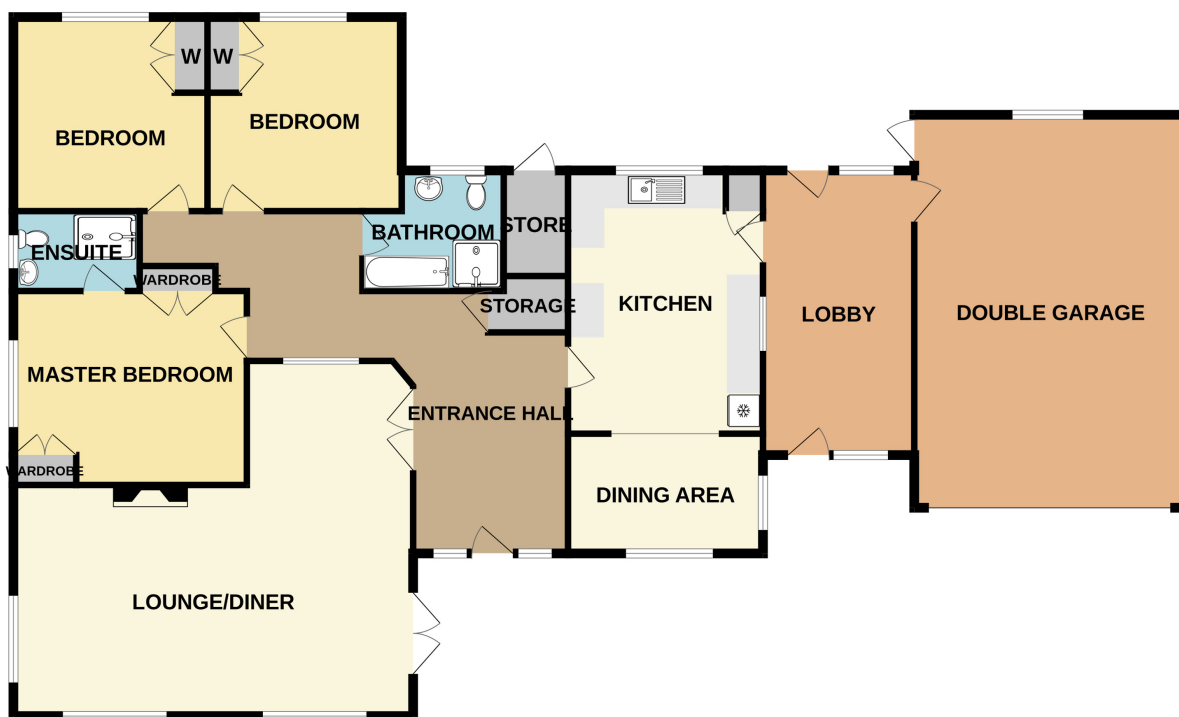
Up and over door, courtesy doors to Lobby and rear, window to rear aspect.



# FLOORPLAN



## ACCOMMODATION



LITTLE CLACTON ROAD

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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