



- Detached Bungalow
- Integral Garage & Parking
- Two Bedrooms
- Kitchen/Diner
- Family Bathroom & WC
- Open Plan Living & Dining Room
- Log Burner
- Close By To Local Schooling

**7 Hazelwood Crescent, Little Clacton,  
Clacton-on-Sea, Essex. CO16 9PB.**

A charming detached bungalow in great position, offering two double bedrooms, living room with log burner, dining room, kitchen, family bathroom, WC and integral garage all having undergone a series of work and renovations throughout. Benefits include having double glazed windows, gas central heating, off road parking and rear garden. Positioned within the popular village of Little Clacton within easy reach of local primary school, shops and bus routes to Clacton and Colchester.



# Property Details.

## Living Accommodation

### Entrance Hall

### Bedroom One



12' 7" x 11' 2" (3.84m x 3.40m) Double glazed window to front, radiator.

### Kitchen



11' 2" x 10' 1" (3.40m x 3.07m) Double glazed UPVC door and window to side, fitted kitchen including a range of wall and base units laminate worktop, wall mounted boiler, integrated stainless steel sink, space for cooker, washing machine and fridge.

### Lounge



14' 11" x 14' 6" (4.55m x 4.42m) Double glazed windows to side, log burner, radiator, open plan onto:

### Dining Room



12' 8" x 8' 0" (3.86m x 2.44m) Double glazed window to rear and side, UPVC door to side, radiator.

# Property Details.

## Bedroom Two



12' 7" x 10' 02" (3.84m x 3.10m) Double glazed window to rear, radiator.

## En Suite WC

6' 1" x 3' 4" (1.85m x 1.02m) Double glazed obscure window to side, low level WC, and wall hung basin.

## Family bathroom



Double glazed window to side, towel rail, tiled floor part tiled walls, paneled bath, vanity unit and low level WC.

## Outside

### Rear Garden



A well maintained rear garden, mainly laid to lawn with raised patio area.

### Driveway & Garage

Ample off road parking via the driveway, leading to garage with up & over door, integral door to hallway.

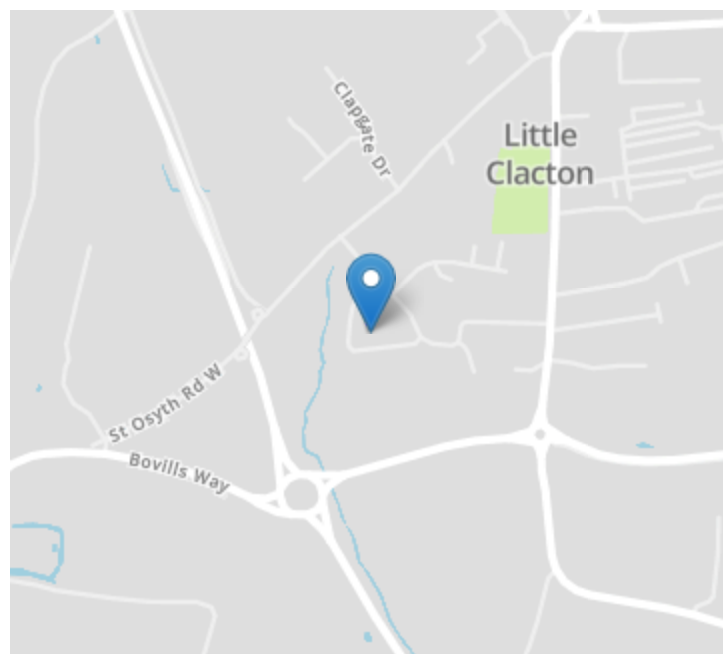
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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 misstatement. 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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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.