



- Detached Bungalow
- Substantial Drive Way & Garage
- Modern Kitchen/Diner
- Generous Lounge With Bay Window
- Conservatory
- Newly Fitted Boiler
- Largest Plot In The Road
- New Improved Layout
- Previously Three Bedrooms Can Be Converted Back
- Bathroom & Cloakroom

## 72 Second Avenue, Weeley, Clacton-on-Sea, Essex. CO16 9HX.

A charming detached bungalow positioned on a substantial plot located in a cul-de-sac position in the popular village of Weeley. This extended property sits on the largest plot within the road. The current owners have changed the layout creating a two bedroom bungalow however can be transferred back to the original layout of three bedrooms if preferred. Highlights include lounge, impressive conservatory, kitchen/diner, cloakroom, shower room and two bedrooms. The garage also offers a utility/laundry room to the rear. Conveniently located within the Essex Village of Weeley positioned close to local amenities, mainline railway station along with fantastic links to the A12 & A14. An early inspection is highly recommended to appreciate the accommodation on offer.





# Property Details.

## Living Accommodation

### Entrance Hall

UPVC Front door opening onto the hallway, two radiators, access to loft hatch, door to airing cupboard and storage, doors leading to:

### Living Room



17' 01" x 16' 07" (5.21m x 5.05m) Double glazed bay window to front and double glazed window to side, two radiators.

### Conservatory



28' 7" x 11' 06" (8.71m x 3.51m) Double glazed windows to front, side and rear, double glazed UPVC door to rear and front, three radiators, views onto the well maintained rear garden.

### Kitchen/Diner



23' 05" x 8' 04" (7.14m x 2.54m) Double glazed window to rear and UPVC double glazed door to rear, inset spot lights, a range of modern gloss units including a range of wall and base units, laminate work top surfaces, inset stainless steel sink with left hand drainer, electric hob and over head fan, double oven, space for washing machine, dish washer and fridge freezer. Open plan onto the dining room which could be transferred back to the 3rd bedroom.

### Cloakroom

5' 02" x 2' 11" (1.57m x 0.89m) Double glazed obscured window to the front, part tiled walls, low level WC and vanity unit.

### Bedroom One



11' 10" x 9' 09" (3.61m x 2.97m) Double glazed window to rear, radiator, fitted wardrobes, views onto the rear garden.

# Property Details.

## Bedroom Two



9' 11" x 8' 03" (3.02m x 2.51m) Double glazed window to front, radiator, fitted wardrobes.

## Family Bathroom



8' 03" x 6' 09" (2.51m x 2.06m) Double glazed obscured window to the rear, part tiled walls, walk in shower enclosure, towel rail, vanity unit including wash hand basin and toilet.

## Outside

### Front Driveway & Garage

A well maintained substantial frontage to the bungalow offering ample off road parking via the blocked paved driveway, with the remainder of the plot laid to lawn. Electric door the the garage, side access to the rear garden.

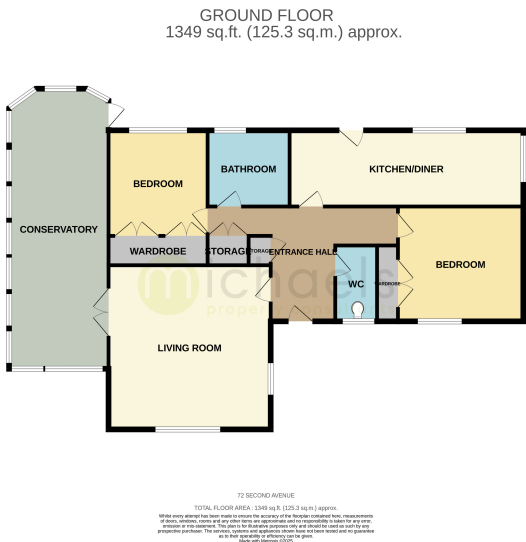
## Rear Garden



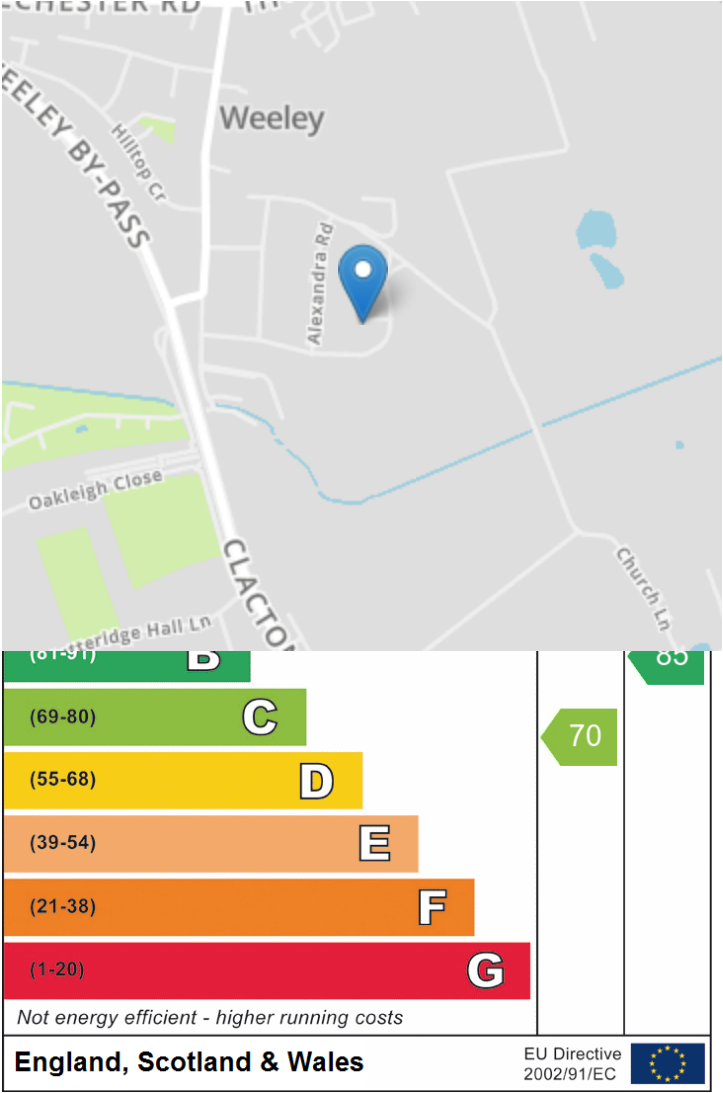
This well established mature garden includes a generous patio area with a further feature patio in the middle of the lawn currently being used for a seating area, The substantial private garden is mainly laid to lawn and retained by newly planted privacy hedging, trees and mature shrubs.

# Property Details.

## Floorplans



## Location



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.