



**4 bedroom  
Detached  
Bungalow  
located in  
Clacton-on-  
Sea.**

Guide Price  
**£350,000 - £375,000**

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Colthorpe Road Clacton-on-Sea CO15 4PT

## FULL DESCRIPTION

### THE HOME

\*\*\* GUIDE PRICE £350,000 TO £375,000\*\*\*

John Alexander is very pleased to be offering this stunning four bedroom modern detached bungalow situated within the highly regarded Great Clacton area and conveniently located for bus stops and within a 5 minute drive of major supermarket outlets.

Upon entering the property, one is greeted with a warm and inviting atmosphere that exudes a sense of home. The residence boasts an efficient layout designed for ease of living and is in excellent condition, requiring no immediate investment other than personal touches to make it your own.

Each of the rooms within the bungalow is crafted with a thoughtful approach to space and functionality. The windows draw in ample natural light, creating a bright and airy ambiance throughout the living areas. The bedrooms offer a restful retreat with a cosy atmosphere, perfect for quiet evenings and peaceful slumber.

The cornerstone of this home is the lovingly maintained kitchen & garden, which serves as a culinary haven for both the enthusiastic cook and the gatherer of friends and family.

Stepping outside, the property features a low maintenance outdoor space with summerhouse that promises leisure and relaxation.

### THE LOCATION

Nestled in the heart of an idyllic coastal neighbourhood, Colthorpe Road offers a prime location that boasts the best of both worlds - tranquil residential living combined with the

convenience of life by the sea in Clacton-on-Sea. This bungalow's location is strategically placed, ensuring that everything you may need or want is within easy reach.

The vibrant community surrounding Colthorpe Road is family-friendly and known for its safe and peaceful streets. Just a few minutes' drive or a brisk walk away, you will find the bustling town centre of Clacton-on-Sea, replete with shops, cafes, and restaurants that cater to all your daily necessities and culinary desires.

### HALLWAY

0m x 0m)

### KITCHEN

15' 0" x 9' 11" (4.57m x 3.02m)

Fitted with a range of wooden shaker style fronted units comprising granite worktops and splashback with white butler sink unit and matching drainer with mixer taps. Cupboards under and eye level wrapped around kitchen. Double oven steel range cooker with steel extractor hood above and steel splash back. Radiator, window to rear, double glazed French doors to outside. Quartz flooring.

### LOUNGE

17' 11" x 10' 6" (5.46m x 3.2m)

Radiator, double glazed windows, gas log burner, Junckers wooden flooring.

### MASTER BEDROOM

15' 1" x 11' 0" (4.6m x 3.35m)

Radiator, double glazed windows, fitted sliding door waterbeds, Juncker wooden flooring



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### **BEDROOM TWO**

**10' 0" x 9' 1" (3.05m x 2.77m)**

Radiator, double glazed windows, Juncker wooden flooring

### **BEDROOM THREE**

**9' 11" x 9' 10" (3.02m x 3m)**

Radiator, double glazed windows, Juncker wooden flooring

### **BEDROOM FOUR**

**9' 9" x 9' 3" (2.97m x 2.82m)**

Radiator, double glazed windows, fitted sliding door waterbeds, Juncker wooden flooring

### **GARAGE**

**19' 2" x 7' 3" (5.84m x 2.21m)**

### **GARDEN ROOM**

**10' 4" x 9' 7" (3.15m x 2.92m)**



## FLOORPLAN

### Colthorpe Road

Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft  
Garden Room = 9.1 sq m / 98 sq ft  
Total = 122.1 sq m / 1314 sq ft

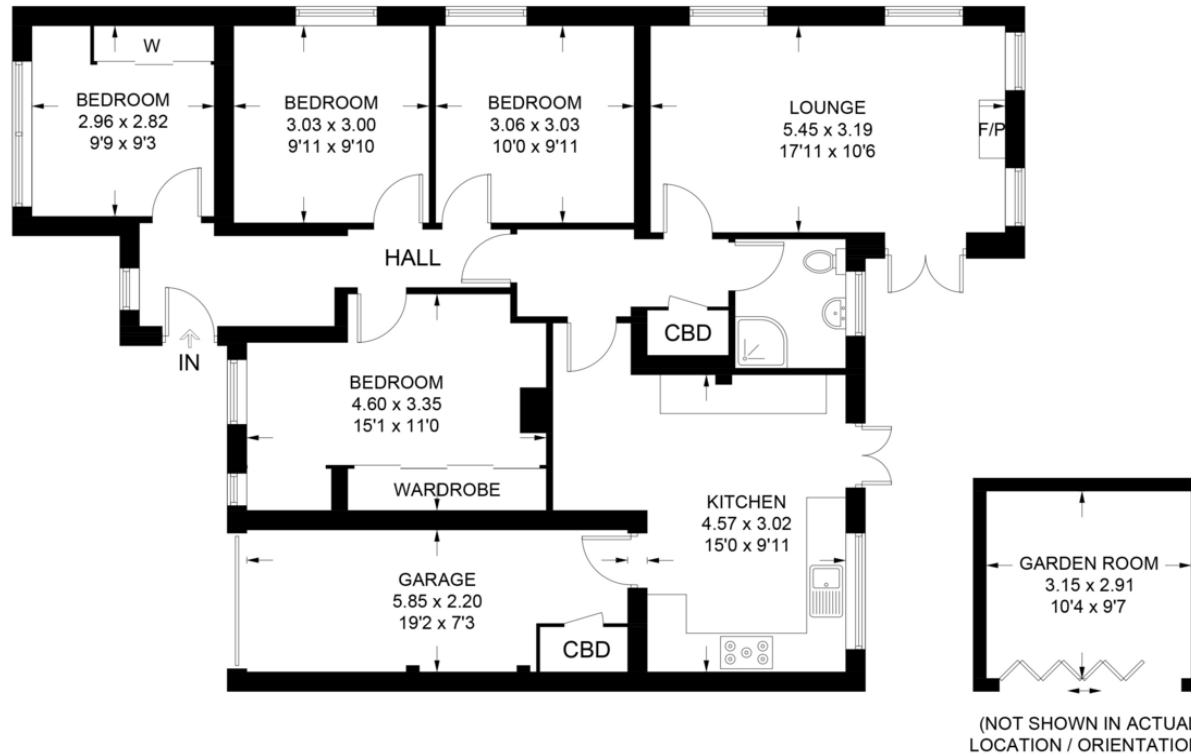


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## DIRECTIONS

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