



**2 bedroom  
Semi-Detached  
Bungalow  
located in  
Little Clacton.**

Guide Price  
**£250,000 - £275,000**

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**JOHN ALEXANDER  
ESTATE AGENTS**

# Leys Drive Little Clacton Clacton-on-Sea CO16 9PA



## FULL DESCRIPTION

### THE OVERVIEW

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Situated in the highly sought-after village of Little Clacton, this two-bedroom semi-detached bungalow has been fully renovated by the current owner and benefits from generous off-road parking and a beautifully designed modern garden with Gazebo. This turnkey property is ready to move in and early viewings are highly recommended to avoid disappointment.

### STEP INSIDE

The entrance hall provides a welcoming introduction to the bungalow. This space is finished with attractive wood-effect flooring, which continues seamlessly through the lounge and kitchen/diner, creating a cohesive and modern feel throughout the main living areas. The hall gives access to all principal rooms and forms a practical central hub.

To the rear of the property is the impressive open-plan kitchen/lounge/diner, measuring 20' 2" x 16' 9". This generous and versatile room offers ample space for both comfortable seating and a dedicated dining area, making it ideal for everyday living and entertaining. The newly fitted kitchen features stylish shaker-style cabinetry, complemented by extensive work surface space and a range of integrated appliances, creating a sleek yet practical cooking environment. The continuous wood-effect flooring enhances the sense of flow and double French doors provide access to the garden.

The main bedroom measures 10' 9" x 12' 8" and is a well-proportioned double room and the second bedroom, measuring 8' 11" x 9' 10", is another well-presented room, ideal as a guest bedroom, child's room or home office, offering flexibility to suit a variety of needs.

The bathroom measures 5' 6" x 6' 10" and is fitted with a modern suite, including a bath with shower over, wash hand basin and WC, finished in a clean and contemporary style.

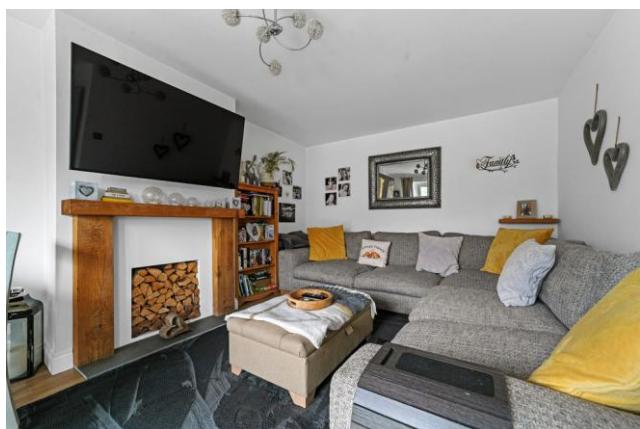
Further benefits include access to the loft space, which is partially boarded for storage and houses a newly installed boiler, adding both practicality and peace of mind.

### STEP OUTSIDE

The rear garden provides an attractive outdoor setting, with a patio area and a gravel pathway leading to a timber gazebo, creating a perfect sheltered spot for al fresco dining and entertaining. The garden also boasts a generous lawn, mature trees, and well-established shrubs.

### THE LOCATION

Little Clacton is a charming rural village situated around two and a half miles north of Clacton town centre. The village benefits from a variety of well-established local amenities, including a Post Office, traditional public house, popular primary school, playing fields and recreational parks, along with a choice of takeaways. Convenient access to and from Clacton is available via the B1441, making this a well-connected and desirable location.

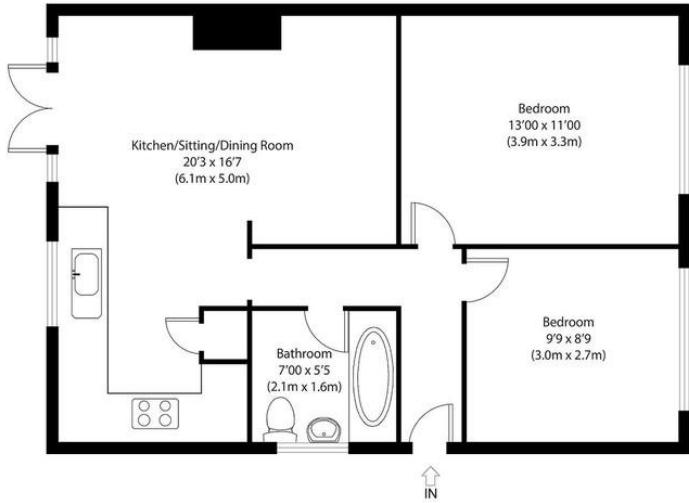




**Leys Drive, Little Clacton, Clacton-on-Sea, CO16 9PA**



## FLOORPLAN



Ground Floor  
Approximate Gross Internal Area  
610 sq ft (57 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan is correct, we recommend you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photofloorplangroup.co.uk



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