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## **Dorking Crescent, Clacton-On-Sea**

A spacious end-of-terraced bungalow with modern conservatory, sunny gardens and a garage, in a quiet cul-de-sac location. No Chain.

**£245,000**

01992 87 85 80

## Overall Description

This is an end-of-terraced bungalow in a quiet cul-de-sac location, on the edge of the popular seaside town of Clacton-on-Sea. The property has two bedrooms, each with fitted wardrobe units, and a nicely appointed shower room, designed as a wet room. There is also an entrance hall, sitting room, lovely large conservatory overlooking the garden and a galley kitchen. The property has gas central-heating, double glazed windows and is being sold with no onward chain. Outside there is a good-sized front garden, gravelled for easy maintenance, and a private driveway leading to the garage. A side gate leads into the back garden which has two sunny patios, well-stocked flowerbeds and is surprisingly private. If you are looking for a spacious bungalow in a nice quiet location, then look no further.

## Location

This bungalow sits on the popular Cann Hall Development towards the edge of Clacton-on-Sea, a bustling coastal community that is famous for its pier and sandy beaches. It has excellent transport links, with the A120 leading to the A12 a short drive away and direct train links to London Liverpool Street (in approx. 1.5 hours). There are also good bus services nearby with a bus stop just up the road on Constable Avenue. There are plenty of leisure facilities locally including the Princes Theatre, Curve Wake Park, and improved seafront areas, alongside local shopping, which is a mix of national chains and independent boutiques plus convenience stores and supermarkets. There is also a retail park on the edge of town. There are plenty of good schools at all levels in the area including Cann Hall Primary School, a short walk away. Clacton has excellent other amenities with multiple GP practices and dentists, as well as the Clacton Leisure Centre with its gym and a 25m swimming pool. All in all, it is a very pleasant place to live.

## Accommodation

From the drive a gate leads to a path across the front garden to the glazed front door into the:

### Entrance Hall 11' x 5'3 (3.35m x 1.60m)

Wood-effect laminate flooring. Airing cupboard with factory-lagged hot water cylinder and wooden slatted shelving.

### Sitting Room 16'3 x 11'3 (4.95m x 3.43m)

Sliding doors to the conservatory. TV aerial point. Radiator.

### Kitchen 8'2 x 6'6 (2.49m x 1.98m)

Window to rear. Kitchen units, composite work-tops and sink unit. Fridge/freezer. Washing-machine. Wood-effect laminate floor. Wall-mounted gas boiler.

### Conservatory 14'7 x 7'5 (4.45m x 2.26m)

Window to rear and side. Wood-effect laminate floor. Glazed door to garden.

### Bedroom One 10'3 x 10'3 (3.12m x 3.12m)

Window to front. Fitted wardrobes along one wall. Radiator.

### Bedroom Two 9'4 x 5'4 (2.84m x 1.63m)

Window to front. Fitted wardrobes along one wall. Modern radiator.

### Shower Room 6'6 x 5'7 (1.98m x 1.70m)

Designed as a wet room with shower cubicle and glass shower screen, low-level WC, vanity unit with wash-hand basin and cupboard under. Heated towel rail. Sun tunnel in ceiling.

## Outside

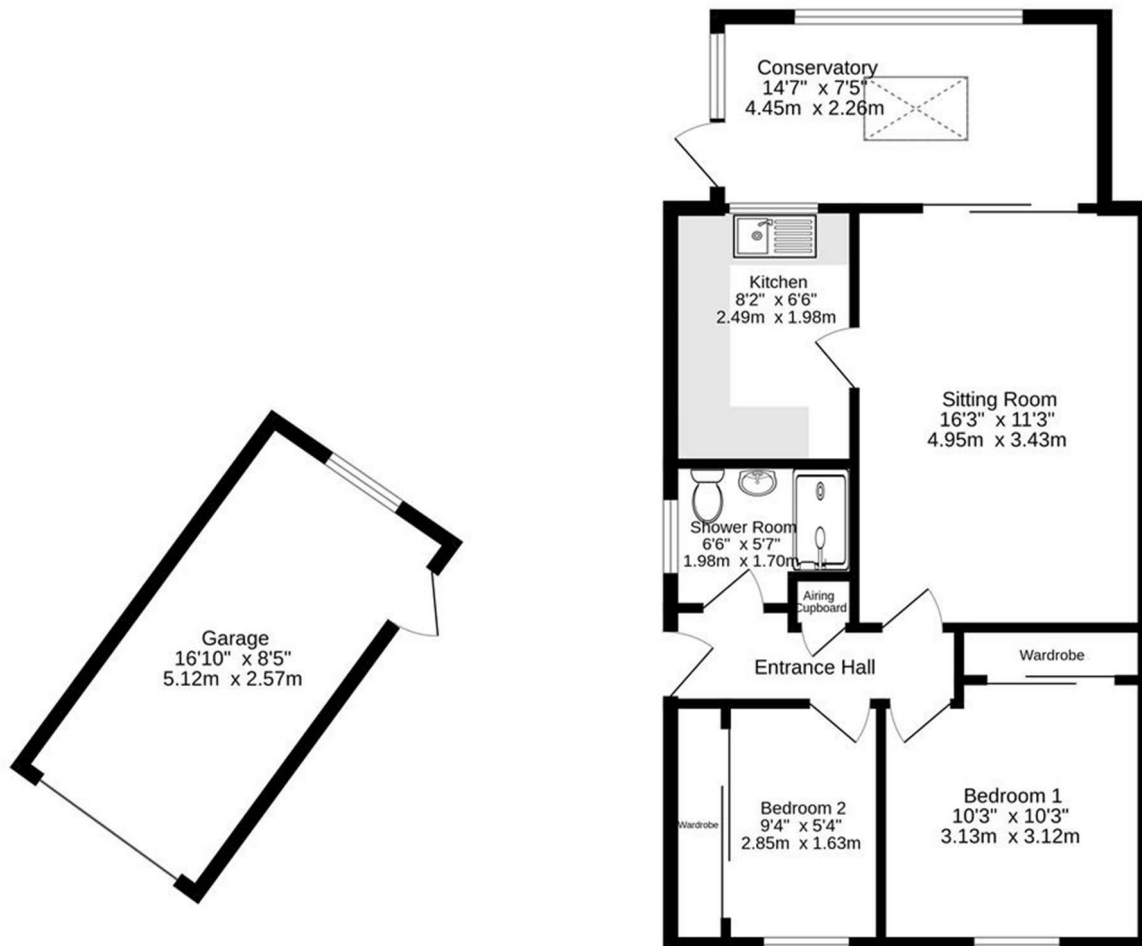
The property has a good-sized front garden, gravelled for easy maintenance, with a driveway leading up to the GARAGE: 16'10 x 8'5 with electric light/power, garage door to the front, window to rear and glazed door into the garden. The back garden is also accessed via a side gate and has two sunny patio areas, flowerbeds and fencing for privacy. GARDEN SHED. Outside light. Garden tap.

## Services and Other Information

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Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. TV aerial. Telephone connected. Council Tax Band: B.

Ground Floor  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 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 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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| Energy Efficiency Rating                    |         |                                                                                                                  |
|---------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                        |
| Very energy efficient - lower running costs |         |                                                                                                                  |
| (92 plus) <b>A</b>                          |         |                                                                                                                  |
| (81-91) <b>B</b>                            |         |                                                                                                                  |
| (69-80) <b>C</b>                            |         |                                                                                                                  |
| (55-68) <b>D</b>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC  |

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.