



## Farmleigh Avenue, Clacton-On-Sea

A charming and spacious detached chalet bungalow on a quiet residential road in Clacton, perfectly positioned for all the local amenities Clacton has to offer. The bungalow is beautifully presented with a landscaped sunny garden, a garage and off street parking.

Guide price £260,000

# Farmleigh Avenue

Clacton-On-Sea, CO15



- Charming chalet style bungalow
- 3 bedrooms
- Beautiful landscaped garden
- Garage
- Off street parking
- Close to local amenities

## The Property

On the ground floor there is a spacious living room extending to over 21ft. With dual aspect windows flooding the room with natural light as well as a door onto the manicured garden this is the perfect entertaining space.

The separate kitchen has grey tiled flooring, white cabinetry and stylish black backsplash tiling. The kitchen is of a good size and provides plenty of worktop and storage space. Opposite there is a well presented bathroom comprising bath with overhead shower, low level WC and basin. The white bathroom suite gives a contemporary feel. Two further rooms completing the offerings of the ground floor. The current owner is using one as a formal dining space, although should there be the need for a third bedroom, there is ample space to dine in the living area. The bedroom is light and airy and a generous double bedroom. Ascending to the first floor and there is a large loft storage space, a landing/home office area and a further bedroom.

## The Outside

To the front of the property there is a small enclosed front lawn, as well as a paved driveway to the side providing further off street parking, as well as the garage. To the rear, there is a beautifully landscaped sunny garden with a paved patio area perfect for outside dining, a large area laid to lawn and manicured flower beds with a mix of herbaceous and perennial plants. The garden is the perfect space to unwind or to entertain friends and family in the summer months. The garden can be accessed via a side gate and there is ample space for outside storage.

## The Area

Enviably located on a quiet residential road, this bungalow is perfectly located for easy reach of both local amenities and the beautiful sea front. Clacton has plentiful amenities including a pleasure pier, arcades, a golf course, caravan parks and an airfield. Clacton has a well-established shopping area with many of the usual national chains represented. There are two theatres, the West Cliff Theatre and the Princes Theatre. The town is also well connected via both road and rail. There are regular bus routes and trains to Colchester, Chelmsford and London.

## Further Information

Tenure: Freehold

Council Tax Banding: C

Council Borough: Tendring

Gas Mains and Water Mains

Property Construction: Brick





Floor Plan

