



## Sherwood Drive, Clacton-On-Sea

A beautifully presented and extended three bedroom detached bungalow offering spacious, modern single storey living in a sought after residential location. With a superb contemporary kitchen, generous conservatory and flexible accommodation including a study, this exceptional home combines comfort, style and practicality close to local amenities and the coast.

Guide price £450,000

# Sherwood Drive

Clacton-On-Sea, CO15



- Extended detached three bedroom bungalow
- Impressive full width conservatory overlooking the garden
- Private landscaped rear garden
- Stunning modern high gloss kitchen with integrated appliances
- Versatile study or home office
- Driveway parking and garage storage
- Spacious sitting room with separate dining area
- Contemporary shower room plus separate WC
- Planning approved for a front extension to create an ensuite to main bedroom

## The Property

The accommodation extends to approximately 129.2 sq. metres and is arranged over a well planned single level layout.

A welcoming entrance hall provides access to all principal rooms. The main sitting room is bright and spacious, finished in soft neutral tones and featuring quality flooring. An attractive archway leads through to the dining area, creating an open yet defined entertaining space ideal for both everyday living and hosting guests.

The kitchen is a standout feature of the home. Recently refitted, it offers sleek high gloss cabinetry, marble effect work surfaces and integrated appliances including double ovens. The generous galley layout provides extensive storage and preparation space while maintaining a clean contemporary feel.

To the rear, the impressive conservatory spans the width of the property. Flooded with natural light from wraparound glazing and a vaulted ceiling, it provides an additional reception room with direct access to the garden, perfect as a year round sitting area.

There are three well proportioned bedrooms. The principal bedroom benefits from dual aspect windows and planning approved for an ensuite extension, while the additional bedrooms offer flexibility for family, guests or hobbies. The former garage has been thoughtfully adapted to provide a study, ideal for those working from home, while retaining useful storage space to the front.

The property also benefits from a stylish modern shower room and a separate WC for added convenience.

Throughout, the home is exceptionally well maintained and presented to a high standard.

## The Outside

To the front, a driveway provides off road parking and access to the garage storage area. The attractive brick façade and landscaped frontage create strong kerb appeal.

The rear garden is private and beautifully maintained. A curved brick pathway adds character, leading through lawned areas and established planting. There is a patio seating area ideal for outdoor dining and a composite shed with power for additional storage. The garden offers a pleasant outlook and a good degree of privacy.

An aerial view highlights the generous plot and established surroundings within this quiet residential setting



## Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			