



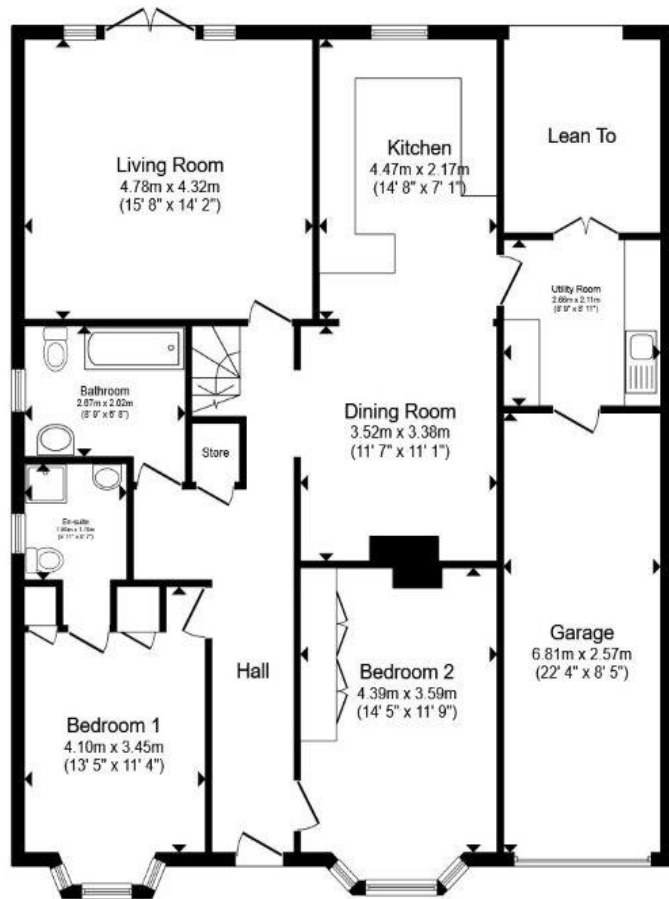
**Burrs Road, CLACTON-ON-SEA CO15 4LE**

**welcome to**

**Burrs Road, CLACTON-ON-SEA**

DECEPTIVELY SPACIOUS LARGE FAMILY HOME – Located in the popular Great Clacton area, this fantastic family home offers multi-floor living, with bedrooms and bathrooms on both the ground and first floors. With off-road parking for multiple cars and a large rear garden, sits on a fantastic plot.





**Ground Floor**



**First Floor**

Total floor area 193.8 m<sup>2</sup> (2,086 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Living Room**

15' 8" x 14' 2" ( 4.78m x 4.32m )

**Kitchen**

14' 8" x 7' 1" ( 4.47m x 2.16m )

**Dining Room**

11' 7" x 11' 1" ( 3.53m x 3.38m )

**Utility Room**

8' 9" x 6' 11" ( 2.67m x 2.11m )

**Bedroom 1**

13' 5" x 11' 4" ( 4.09m x 3.45m )

**En Suite**

**Bedroom 2**

14' 5" x 11' 9" ( 4.39m x 3.58m )

**Bathroom**

**Landing**

**Bedroom 3**

20' x 11' 11" ( 6.10m x 3.63m )

**Bedroom 4**

15' 3" x 11' 11" ( 4.65m x 3.63m )

**Bedroom 5**

13' 11" x 8' 7" ( 4.24m x 2.62m )

**Shower Room**

**Garage**

welcome to

## Burrs Road, CLACTON-ON-SEA

- LARGE DETACHED CHALET BUNGALOW
- MULTI FLOOR LIVING
- LARGE KITCHEN & UTILITY ROOM
- GARAGE WITH LIGHTING POWER, ELECTRIC CHARGING & WORKSHOP
- EN-SUITE SHOWER ROOM WITH 2 X ADDITIONAL BATHROOMS

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS310856](https://www.williamhbrown.co.uk/Property/CTS310856)



Property Ref:  
CTS310856 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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