



**BLAKE &
THICKBROOM**

**LONDON ROAD,
CLACTON-ON-SEA, ESSEX, CO15 4ED
£399,995 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this beautifully presented four bedroom detached chalet style bungalow situated on the outskirts of Clacton's town centre. The property boast a generous size throughout with a large driveway providing off road parking, garage and a westerly facing rear garden. The property is also within easy reach of Brook Retail Park, local pubs and bus routes leading to Clacton's town centre. In the valuers opinion a viewing is a must to fully appreciate the accommodation being offered for sale. Call our offices to arrange now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the main A133 London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed for a short while and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SOLE AGENTS * VIDEO TOUR AVAILABLE *
- * FOUR BEDROOMS * FIRST FLOOR SHOWER ROOM *
- * GROUND FLOOR BATHROOM * 23'9 x 10'10 LOUNGE/DINER *
- * 13'11 x 8'10 KITCHEN * GAS HEATING *
- * DOUBLE GLAZING *
- * OFF ROAD PARKING & 17'1 x 8' GARAGE *
- * VIEWING RECOMMENDED * WESTERLY FACING REAR GARDEN *

FIRST FLOOR: BEDROOM ONE: 14'3 (4.34m) x 14'1 (4.29m)

Radiator, double glazed windows to front and side.

BEDROOM THREE: 12'4 (3.76m) x 8'11 (2.72m)

Radiator, double glazed window to side.

SHOWER ROOM:

Fitted with low level WC, vanity hand wash basin, shower tray with electric shower, part tiled walls, radiator. Double glazed velux window to rear.

FIRST FLOOR LANDING:

Storage cupboard, two eaves storage cupboards, double glazed velux window to rear. doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Wooden entrance door to entrance hall. Radiator, stairs to first floor, storage cupboard, doors to all rooms.

BEDROOM TWO: 11'5 (3.48m) x 10'1 (3.07m)

Radiator, three fitted wardrobes. Double glazed window to front.

BEDROOM FOUR: 9'5 (2.87m) x 8'10 (2.69m)

Radiator, double glazed window to front.

FAMILY BATHROOM: 7'3 (2.21m) x 5'4 (1.63m)

Fitted with low level WC, pedestal hand wash basin, panelled bath with shower attachment, part tiled walls, radiator. Double glazed window to side.

KITCHEN: 13'11 (4.24m) x 8'10 (2.69m)

White fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap. Cupboards, drawers and storage under, range of eye level cupboards. Integrated fridge, freezer and dishwasher. Wall mounted gas boiler housed in cupboard. Part tiled walls, radiator, extractor fan, tiled flooring. Double glazed windows to rear and side. Service door to lean to.

LOUNGE DINER: 23'9 (7.24m) x 10'10 (3.30m)

Two radiators, gas fire, replacement double glazed window to rear. French doors to rear.

OUTSIDE:

To the front of the property shingled and lawned driveway providing access for off road parking for several vehicles completely retained by shrubs and trees and pickett fence to the front. Wooden double doors to garage. Further pedestrian side access to rear garden. The rear garden enjoys a westerly facing aspect, paving and decking adjacent to the bungalow, remainder laid to lawn with enclosed by shrubs and trees. Wooden storage shed to remain. The garden is retained by wooden panel fencing.

GARAGE: 17'1 (5.21m) x 8'0 (2.44m)

Power and light connected, single glazed window to side, wooden double doors to front.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: TBA
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage Type: Mains
Telephone and Broadband Coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: Yes
Planning ref no: 97/00376/FUL
19/00693/FUL can be found on the Tendring District website.







First Floor

