



POINT CLEAR ROAD,  
POINT CLEAR, ESSEX, CO16 8JJ  
**£350,000 (Offers in excess of)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering, this extended detached bungalow situated in the popular Point Clear area of St Osyth. This well presented sizeable property affords adaptable accommodation with potential to create an additional bedroom with en suite subject to regulation approval. We recommend an internal viewing to fully appreciate the size and potential this property affords.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 main London Road, upon reaching the main London Road roundabout take the first exit into St Johns Road (fire station on left). Proceed along St Johns Road for approximately one and a half miles, across three mini roundabouts. Pass Pump Hill Garage on the right hand side, down the hill and turn left into Clacton Road. Proceed into the centre of the village, straight across the crossroads into Mill Street. Proceed along Mill Street for a short distance leading into Point Clear Road. Continue along Point Clear Road for approximately half a mile and the property can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISSES:**

\* THREE BEDROOMS \* 16'4 x 16'2 LOUNGE \*

\* 14'3 x 11'3 KITCHEN BREAKFAST ROOM \*

\* 10'10 x 10'8 PLAY ROOM \* UTILITY ROOM (potential en suite) \*

\* WHITE BATHROOM SUITE \*

\* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZING \*

\* APPROX 55' REAR GARDEN WITH LOG CABIN / HOME OFFICE \*

\* OFF ROAD PARKING FOR THREE PLUS VEHICLES \* NO ONWARD CHAIN \*

**ENTRANCE PORCH / RECEPTION HALLWAY:**

UPVC double glazed entrance door. Tiled flooring. Double glazed windows to front and side, further double glazed entrance door to entrance hall.

**ENTRANCE HALL:**

extending through the centre of the bungalow. Radiator. Access to loft. Laminate flooring. Built in storage cupboards. Double glazed door to rear garden.

**BEDROOM ONE:** 12'7 (3.84m) x 12'2 (3.71m)

Radiator. Double glazed window to rear overlooking rear garden.

**BEDROOM TWO:** 11'1 (3.38m) x 9'5 (2.87m)

Radiator. Double glazed window to side.

**BEDROOM THREE:** 10'10 (3.30m) x 7'9 (2.36m)

Radiator. Double glazed window to side.

**BATHROOM:**

White coloured suite comprising of panelled bath with wall mounted electric shower over, pedestal wash basin, low level WC. Fully tiled walls, tiled flooring. Radiator. Double glazed window to side.

**LOUNGE:** 16'4 (4.98m) x 16'2 (4.93m)

Radiator. Wall mounted feature electric fire. Laminate flooring. Double glazed sliding patio doors leading to rear garden.

**KITCHEN BREAKFAST ROOM:** 14'3 (4.34m) x 11'3 (3.43m)

Modern kitchen fitted with a range of laminated fronted units comprising of laminated work surfaces and matching breakfast bar with inset one and a half bowl sink unit, cupboards, drawers and storage space under, range of matching eye level cupboards, integrated dishwasher, fridge and freezer. Radiator. Laminate flooring. Double glazed window to front.

**PLAY ROOM:** 10'10 (3.30m) x 10'8 (3.25m)

Fitted airing cupboard, further fitted cupboard housing oil boiler. Radiator. Door to:

**UTILITY ROOM:** 11'6 (3.51m) x 4'9 (1.45m)

Fitted with white laminated fronted units with laminated work surfaces and appliance space under, matching eye level cupboards. Laminate flooring. Double glazed window to front. we are of the opinion that the play room and utility room could be converted into a bedroom and afford an ensuite by reconfiguring the utility room.

**OUTSIDE:**

The frontage has formally been separated into two areas. Shingled area to the front and side providing off road parking.

**REAR GARDEN:**

The rear garden is approximately 55' in length and is predominately lawned with an additional raised decked area at the foot of the garden with the log cabin and storage shed. The log cabin (17'4 x 9'2) has power and light connected with windows to front and side aspects. The garden is retained by shrubbery borders and timber fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band D. EPC: D

Services connected

Electricity: Yes

Gas: No

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

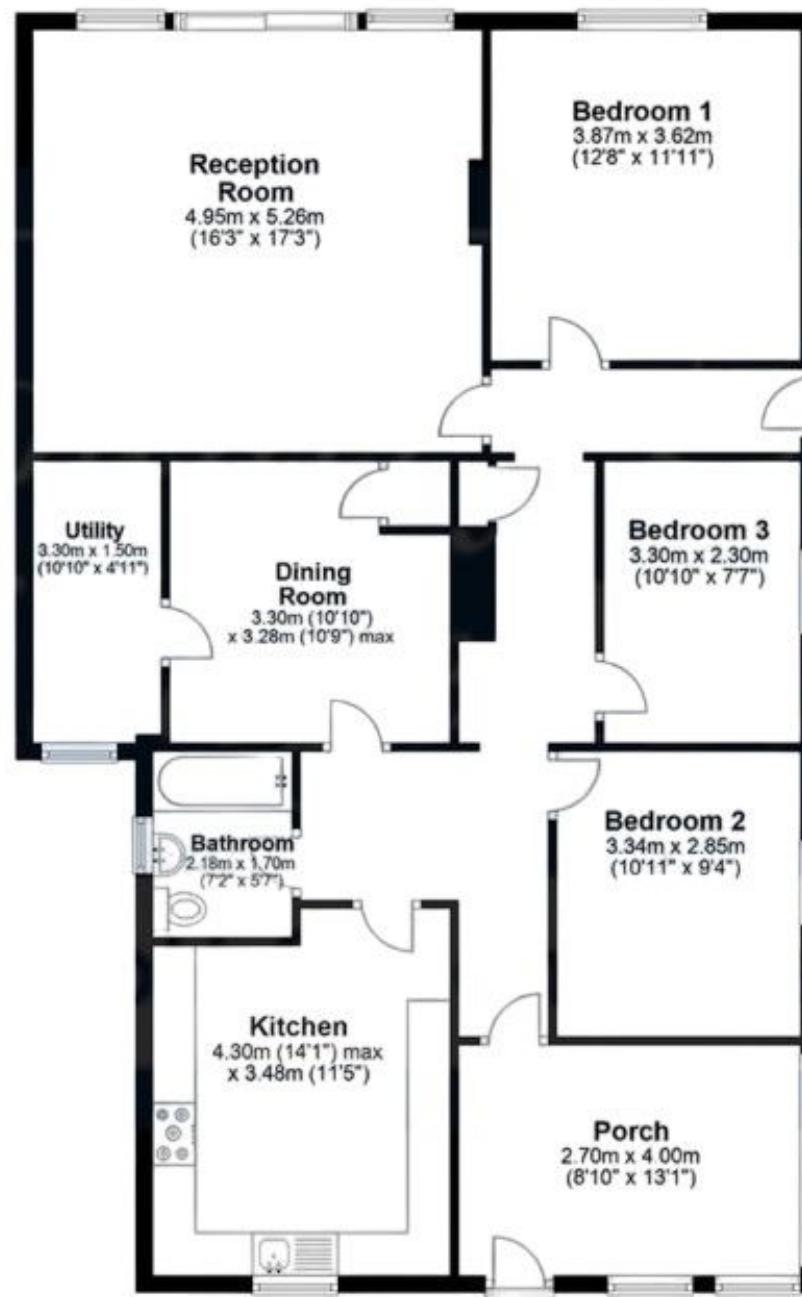
Non standard property features to note: None





## Ground Floor

Approx. 122.8 sq. metres (1321.6 sq. feet)



Total area: approx. 122.8 sq. metres (1321.6 sq. feet)