



BLAKE & THICKBROOM



**PLOT 1, 1 ST JOHNS OAK,
CLACTON ON SEA, ESSEX, CO16 8EF
£385,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

"St Johns Oak" is a stunning new development of two and three bedroom detached bungalows situated within a recessed position on the north-western outskirts of Clacton's town centre. St Johns Oak will offer a variety of traditionally built designed bungalows with spacious and well appointment accommodation which will be finished to high specification throughout and be offered for sale with a 10 year builders warranty giving peace of mind to any prospective purchaser that would want to buy their dream home. The development is conveniently located within walking distance of local garden centre and shopping facilities at Bockings Elm and is within walking distance of bus route to Clacton's town centre offering a range of excellent shopping facilities, restaurants, mainline railway station and stunning sea front beaches and gardens.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx one mile across two mini roundabouts through the traffic lights. Proceed a short distance and the entrance to the development can be found on the right hand side opposite Clacton Garden Centre.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * EN SUITE SHOWER *

* LUXURY BATHROOM * 16'5 x 11' LOUNGE *

* 13'9 x 9'8 CONSERVATORY * 13' x 9'8 LUXURY FITTED KITCHEN WITH
NUMEROUS INTERGRATED APPLIANCES * GAS HEATING VIA RADIATORS *

* 10 YEAR BUILDERS WARRANTY * FULLY DOUBLE GLAZED *

* LAWNED GARDENS * 23' GARAGE * CARPETS & FLOOR COVERINGS INCLUDED *

COVERED ENTRANCE:

Double glazed composite entrance door to entrance hall.

ENTRANCE HALL:

Storage cupboard, down lighters, access to loft. Doors to:

BEDROOM ONE: 13'2 (4.01m) x 10'3 (3.12m)

(into bay recess) Radiator, bay window to side. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Will be fitted with a shower cubicle, hand wash basin, low level WC, fully tiled walls, tiled flooring, radiator, down lighters. Window to front.

BEDROOM TWO: 12'5 (3.78m) x 10'5 (3.18m)

(plus recess) Radiator, window to side.

BEDROOM THREE: 11'0 (3.35m) x 10'7 (3.23m)

(max) Radiator, window to rear.

BATHROOM:

Luxuriously appointed with a modern suite comprising panelled bath, vanity hand wash basin with cupboards under, low level WC, radiator, fully tiled walls, tiled flooring, extractor fan, down lighters. Window to front.

LOUNGE: 16'5 (5.00m) x 11'0 (3.35m)

Radiator, windows to side and rear.

KITCHEN: 13'0 (3.96m) x 9'8 (2.95m)

Luxuriously appointment with a range of dark grey coloured laminated fronted units with laminated rolled edge work surfaces. Inset single drainer sink unit with mixer taps, cupboards under. Eye level cupboards, inset ceramic hob unit with extractor hood above and further built in single oven below. Integrated dish washer, fridge and freezer, part tiled walls, tiled flooring. Cupboard housing gas boiler, down lighters. Window to front, double glazed door to conservatory.

CONSERVATORY: 13'0 (3.96m) x 9'8 (2.95m)

Brick built, vaulted panelled roof, tiled flooring, radiator. Windows to side and rear, French style double glazed doors to rear garden.

OUTSIDE:

Landscaped front garden, outside courtesy light, block paved driveway to the right hand side of the property providing off road parking leading to garage. 23' x 9'9 Up and over door, power and light connected. Side gate access leading through to lawned side and rear gardens, paved patio area, outside tap. The rear garden is enclosed by panel fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of telephone and broadband for this property/development.

Any additional property charges - Yes. The main service road to the development is maintained under a management company. We understand from our client that the approximate annual costs will be £250.

Non standard property feature to note - None.

Please note property details and floorplan are for guideline purposes only and may alter during construction.







