



**ST JOHNS OAK,  
CLACTON-ON-SEA, ESSEX, CO16 8DY  
£345,000 (Asking Price)**

**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 a 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:**

- \* TWO BEDROOMS \* EN SUITE SHOWER \* 8'8 x 7'0 LUXURY BATHROOM \*
- \* 12'5 x 11'0 LOUNGE \* 26'6 x 11'0 max LUXURY FITTED KITCHEN DINER WITH  
NUMEROUS INTERGRATED APPLIANCES \*
- \* GAS HEATING VIA RADIATORS \* FULLY DOUBLE GLAZED \*
- \* 10 YEAR BUILDERS WARRANTY \* LAWNED GARDENS \*
- \* 23' GARAGE \* CARPETS & FLOOR COVERINGS INCLUDED \*
- \* CGI IMAGES DISPLAYED ARE FOR GUILDLINE PURPOSES ONLY \*
- \* AIMED COMPLETION JUNE JULY 2025 \*

**COVERED ENTRANCE:**

Double glazed composite entrance door to entrance hall.

**ENTRANCE HALL:** 14'10 (4.52m) x 8'8 (2.64m)

Storage cupboard. Downlighters. Access to loft. Doors to:

**BEDROOM ONE:** 11'7 (3.53m) x 11'0 (3.35m)

Radiator. window to front. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a corner shower cubicle, Vanity hand wash basin, low level WC. Fully tiled walls, tiled flooring. Radiator. Downlighters. Window to front.

**BEDROOM TWO:** 11'7 (3.53m) x 11'0 (3.35m)

Radiator. Window to rear.

**BATHROOM:** 8'8 (2.64m) x 7'0 (2.13m)

Luxuriously appointed with a modern white suite comprising panelled bath, vanity hand wash basin with cupboards under, low level WC. Radiator. Fully tiled walls, tiled flooring. Extractor fan. Downlighters. Window to rear.

**LOUNGE:** 12'5 (3.78m) x 11'0 (3.35m)

Radiator. Window to side.

**KITCHEN DINER:** 26'6 (8.08m) x 11'0 (3.35m)

Luxuriously appointment with a range of light grey coloured laminated fronted units with laminated rolled edge work surfaces, matching upstands , inset single drainer sink unit with mixer taps, cupboards under, eye level cupboards, inset ceramic hob unit and further built in double oven with cupboards above and below, integrated dish washer, fridge and freezer. Part tiled walls, tiled flooring. Cupboard housing gas boiler. Downlighters. radiator Windows to front and side , glazed door to outside .

**OUTSIDE:**

Landscaped front garden, outside courtesy light, block paved driveway to the right hand side of the property providing off road parking for two vehicles leading to garage (23' x 9'9) with up and over door, power and light connected. EV Charger point 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 TBA.

EPC Rating TBA.

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.

