



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this beautifully presented two bedroom park home with two receptions, en suite to master bedroom, low maintenance rear garden and driveway providing off road parking. This well kept gated, private community, is exclusively available to the over 50's and is conveniently situated to the outskirts of Clacton on Sea. The property is affording sizeable accommodation and an early inspection is recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Proceed across the first roundabout onto the second part of the bypass. At the next roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. At the next roundabout turn left into London Road. Proceed through the centre of the village for approximately two miles towards the village of Weeley. Continue past Weeley Heath war memorial on the left hand side. Upon reaching the 40mph zone take a left into Gutteridge Hall Lane and turn immediately right into Clacton Road leading to Oakleigh Park. Proceed along Oakleigh Close and the roundabout turn left and follow the road directly to the bottom of the development, turn right and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- 10'2 (plus 2' into wardrobe recess) x 9'5 BEDROOM ONE * EN SUITE *
- * 9'6 x 8'1 BEDROOM TWO *
- * MODERN BATHROOM * 20'7 x 11'1 LOUNGE *
- * 11'2 x 9'6 DINING ROOM * 16'3 x 8' KITCHEN *
- * LPG GAS HEATING *
- * BLOCK PAVED DRIVEWAY * LOW MAINTENANCE REAR GARDEN *
- * FOUR YEARS REMAINING ON GOLD SHEILD WARRANTY * OVER 50's, SECURE GATED DEVELOPMENT *
- * FARMLAND VIEWS TO REAR *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Radiator, three double storage cupboards, access to loft, doors to all rooms.

BEDROOM ONE: 10'2 (3.10m) x 9'5 (2.87m)
(plus 2' into wardrobe recess) Radiator, fitted wardrobes, two double glazed windows to side. Door to en suite.

EN SUITE SHOWER ROOM:

Fitted with low level WC, shower cubicle with sliding door and shower attachment, vanity wash basin with cupboards under, radiator, heated towel rail, fully tiled walls, tiled flooring, extractor fan. Double glazed window to side.

BEDROOM TWO: 9'6 (2.90m) x 8'1 (2.46m)
Radiator, fitted wardrobes. Double glazed window to side.

BATHROOM:

Fitted with low level WC, vanity hand wash basin with cupboards under, panelled bath, heated towel rail, radiator, extractor fan, fully tiled walls, tiled flooring. Double glazed window to side.

LOUNGE: 20'7 (6.27m) x 11'1 (3.38m)
Radiator, wall mounted electric fire, double glazed sliding doors with shutter blinds to front. Double glazed window to side. door leading to dining room.

DINING ROOM: 11'2 (3.40m) x 9'6 (2.90m)
Radiator, double glazed windows to front and side with shutter blinds. Door to kitchen.

KITCHEN: 16'3 (4.95m) x 8'0 (2.44m)
Modern fitted kitchen comprising white fronted units, laminated rolled edge work surfaces with inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated fridge, freezer, oven and grill, four ring gas hob with extractor hood above. Washing machine, dish washer, tumble dryer to be included. Cupboard housing wall mounted combi gas boiler. Part tiled walls. Double glazed window to side, double glazed door leading to garden.

OUTSIDE:

To the front of the property is block paved providing access for off road parking. Slabbing to the right hand side giving access to garden. To the rear of the property the garden enjoys a south-westerly aspect and is slabbed which wraps around the park home with astro turf affording low maintenance. Field views to the rear, storage shed with power and light connected, outside lighting, outside tap.

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AGENTS NOTES:

Tenure is Leasehold
Council Tax Band A
We have been advised by the current owners the site charges are £3,498.48 per annum, (£291.54 per calendar month) which includes water supply and sewerage.
41 years on lease remaining.

Please note prospective purchasers must be aware this park home is being sold under a 365 leisure Licence agreement which we understand offers all year round residency.



