



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this modern detached bungalow situated within the highly regarded Great Clacton area and conveniently located for bus stops and within a 5 minute drive of major supermarket outlets.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the left. At the roundabout proceed straight across into Old Road. Follow Old Road for some distance filter into the left hand lane leading round to London Road. At the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorne Road. At the far end turn left into Thorpe Road. Proceed across the zebra crossing and at the top of the hill turn right into Chilburn Road. Highlands Park can be found as a turning on the right hand side and the bungalow is on the right hand side.

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

\* THREE BEDROOMS \*

\* EN SUITE SHOWER ROOM & WALK IN WARDROBE TO MASTER BEDROOM \*

\* 17'6 x12'3 LOUNGE \* 15'5 KITCHEN/BREAKFAST ROOM \*

\* 11'10 X 9'2 CONSERVATORY \*

\* ELECTRIC HEATING \* DOUBLE GLAZING \*

\* SOUTH-WESTERLY FACING REAR GARDEN \*

\* DOUBLE WIDTH DRIVEWAY & GARAGE \*

\* FAVOURED LOCATION \* SOLE AGENTS \*

\* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Composite entrance door to entrance hall. Wood panel flooring, large built in storage cupboard, electric storage heater, access to loft. Doors to all rooms.

**LOUNGE:** 17'6 (5.33m) x 12'3 (3.73m)

Stone fire surround and hearth, wood panel flooring, electric storage heater, double glazed window to rear, further double glazed double doors to conservatory.

**CONSERVATORY:** 11'10 (3.61m) x 9'2 (2.79m)

Brick base construction with UPVC double glazed aspects to sides and rear, bespoke fitted shutters, radiator. Double doors to rear garden.

**KITCHEN BREAKFAST ROOM:** 15'5 (4.70m) x 10'3 (3.12m)

Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer taps over. Cupboards, drawers and storage space under, range of matching eye level cupboard. Feature arch window and further window to front with fitted shutters. Door to outside.

**BEDROOM ONE:** 13'9 (4.19m) x 11'0 (3.35m)

Electric storage heater, double glazed window to rear with bespoke fitted shutter blinds, doors to ensuite shower room and walk in wardrobe.

**WALK IN WARDROBE:** 9'8 (2.95m) x 5'9 (1.75m)

**EN SUITE SHOWER ROOM:**

Fitted with double width shower cubicle, vanity wash basin with cupboards under, low level WC, heated towel rail, tiled flooring, fully tiled walls. Double glazed window to rear.

**BEDROOM TWO:** 11'1 (3.38m) x 10'3 (3.12m)

Twin double glazed arch windows to front with fitted shutters.

**BEDROOM THREE:** 11'1 (3.38m) x 8'7 (2.62m)

Built in wardrobe, double glazed window to side.

**FAMILY BATHROOM:**

White coloured suite comprising panelled bath, vanity wash basin with cupboards under, low level WC, tiled flooring, fully tiled walls. Double glazed window to side.

**OUTSIDE:**

Low maintenance stoned frontage with press concrete double width driveway extending down the side of the property to the attached garage and further pedestrian access to rear garden. The garage has electric up and over door, service door to rear garden. The rear garden enjoys a south-westerly aspect, laid to lawn with well stocked flower and shrub borders. Substantial patio adjacent to the rear of the bungalow and conservatory extending to the other side to the side of the property where you will find additional courtyard area which can also be accessed via the kitchen/breakfast room. The garden is retained by timber and alloy fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.







