



**DESCRIPTION:**

Blake & Thickbroom are pleased to offer for sale this modern detached family house , offering spacious accommodation throughout and being situated on the popular Grange Park development , within walking distance of local shops and bus route to clacton 's town centre.. An early viewing is highly recommended to avoid disaapointment..

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left hand side. Follow the road where it leads into West Road, continue past the golf course on the left hand side. At the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane. Proceed along Jaywick Lane for approximately one mile passing Wick Lodge public house on the right hand side, turn right into Bluehouse Avenue. The property can be found on the left hand side.

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

\* FOUR BEDROOMS \* MODERN BATHROOM \* GROUND FLOOR WC \*

\* 14'3 x 10' DINING ROOM \* 10'11 x 7'2 KITCHEN \*

\* 13'2 x 12'6 LOUNGE \* 7'4 x 7'2 STUDY \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING & GARAGE \* ENCLOSED REAR GARDEN \*

**FIRST FLOOR BEDROOM ONE:** 13'5 (4.09m) x 10'6 (3.20m)

Radiator, fitted wardrobes, pedestal hand wash basin. Replacement double glazed windows to side and rear.

**BEDROOM TWO:** 10'9 (3.28m) x 10'6 (3.20m)

Radiator, pedestal hand wash basin, fitted wardrobe. Replacement double glazed window to rear.

**BEDROOM THREE:** 10'6 (3.20m) x 9'7 (2.92m)

Radiator, storage cupboard housing water cylinder. Replacement double glazed window to side.

**BEDROOM FOUR:** 9'7 (2.92m) x 7'4 (2.24m)

Radiator, replacement double glazed window to front.

**BATHROOM:**

Fitted with a low level WC, pedestal wash basin, panelled bath, shower tray with electric shower, heated towel rail, part tiled walls, extractor fan, storage cupboard. Replacement double glazed window to front.

**FIRST FLOOR LANDING:**

Access to loft, stairs to ground floor. doors to all rooms.

**ENTRANCE HALL:**

Radiator, under stairs storage cupboard, doors to all rooms.

**DINING AREA:** 14'3 (4.34m) x 10'0 (3.05m)

Radiator, stairs to first floor, access to kitchen. Replacement double glazed french style doors leading to garden.

**KITCHEN:** 10'11 (3.33m) x 7'2 (2.18m)

Modern fitted kitchen comprising white laminated fronted units with inset single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboard. Integrated oven, four ring gas hob with extractor hood above. Wall mounted gas boiler, part tiled walls. Door to side, replacement double glazed window to front.

**GROUND FLOOR CLOAKROOM:**

Fitted with a low level WC, vanity hand wash basin with mixer taps and cupboards under, radiator. Replacement double glazed window to front.

**STUDY/OFFICE:** 7'4 (2.24m) x 7'2 (2.18m)

Radiator, door to utility area.

**LOUNGE:** 13'2 (4.01m) x 12'6 (3.81m)

Radiator, replacement double glazed french style doors to rear garden.

**OUTSIDE:**

To the front of the property laid to lawn with paved areas, concreted driveway affording off road parking and leading to garage. Up and over door, service door to garden. Side pedestrian access to rear garden. The rear garden has a concrete area adjacent to the rear of the property, remainder laid to lawn with flower and shrub borders. Wooden storage shed with power and light. The garden is partially retained by wooden panel fencing and brick wall.

**AGENTS NOTES:**

Material information for this property

Tenure Freehold. Council Tax Band D. EPC TBA

Services connected.

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage type- Mains

Telephone and Broadband coverage -Yes

Prospective purchasers should be directed to web site 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 - No



