



BLAKE & THICKBROOM



FEVERILLS ROAD,
LITTLE CLACTON, ESSEX, CO16 9LZ
£280,000 (Guide 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:

Blake & Thickbroom are pleased to be offering, in their opinion, this very well presented semi detached bungalow situated in the highly regarded village of Little Clacton. The property can be found within a five minute drive of major supermarket outlets and Clacton's town centre. The property is affording ample off road parking on the sizeable frontage and the Southerly facing rear garden overlooks farmland.

DIRECTIONS:

PROCEED FROM: Clacton's Town Centre via Station Road into Carnarvon Road. At roundabout take the 2nd exit into Wellesley Road. Filter through one way system along Olivers Road turning right into Old Road, left hand side and follow road into London Road. At the large roundabout (firestation on the left), proceed straight across into the continuation of London Road. Proceed past the Robin Hood Public House on left. Upon reaching the roundabout proceed straight across into Little Clacton. Proceed through the village, passing the Blacksmiths Public House on the right hand side. Feverills Road will be found as a turning on the right hand side. Proceed to the far end of Feverills Road and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 20'5 x 11'4 LOUNGE *

* 9'10 MODERN FITTED KITCHEN *

* GARDEN ROOM *

* MODERN SHOWER ROOM *

* 14'7 x 14'1 (max) LOFT ROOM *

* GAS HEATING * DOUBLE GLAZING *

* AMPLE OFF ROAD PARKING *

* SOUTHERLY FACING GARDEN BACKING ONTO FARMLAND *

* WITHIN A FIVE MINUTE DRIVE OF MAJOR SUPERMARKET OUTLETS *

* FAVOURED SCHOOL CATCHMENT *

* VIEWING RECOMMENDED *

ENTRANCE HALL:

Double glazed side entrance door, accessed via open porch, leading to entrance hall. Radiator. Built in storage cupboard. Access to loft. Doors to all rooms.

LOUNGE: 20'5 (6.22m) x 11'4 (3.45m)

Laminate flooring. Radiator. Timber mantle and fire surround. Spiral staircase leading to loft room. Double doors to dining room and futher UPVC double glazed double doors to rear garden overlooking farmland to the rear.

GARDEN ROOM: 9'0 (2.74m) x 7'2 (2.18m)

Laminate flooring. Double glazed window to rear overlooking garden and farmland, further service door to outside.

KITCHEN: 9'10 (3.00m) x 8'5 (2.57m)

Fitted with a range of white high gloss finish laminated fronted units comprising of laminated work surfaces with inset ceramic one and a half bowl sink unit with mixer tap, cupboards, drawers and storage space under, range of eye level cupboards, wall mounted gas boiler. Tiled flooring. Double glazed window overlooking dining room.

BEDROOM ONE: 14'4 (4.37m) x 10'2 (3.10m)

(max). Radiator. Fitted wardrobes. Double glazed bay window to front.

BEDROOM TWO: 9'8 (2.95m) x 7'8 (2.34m)

Radiator. Double glazed window to side.

SHOWER ROOM:

Modern white coloured suite comprising of shower quadrant, vanity wash basin, low level WC. Radiator/towel rail. Fully tiled walls, tiled flooring. Double glazed window to side.

LOFT ROOM: 14'7 (4.45m) x 14'1 (4.29m)

(max). Vaulted ceiling. Fitted storage cupboard. Double glazed window to side, skylight window to rear. Door to:

CLOAKROOM:

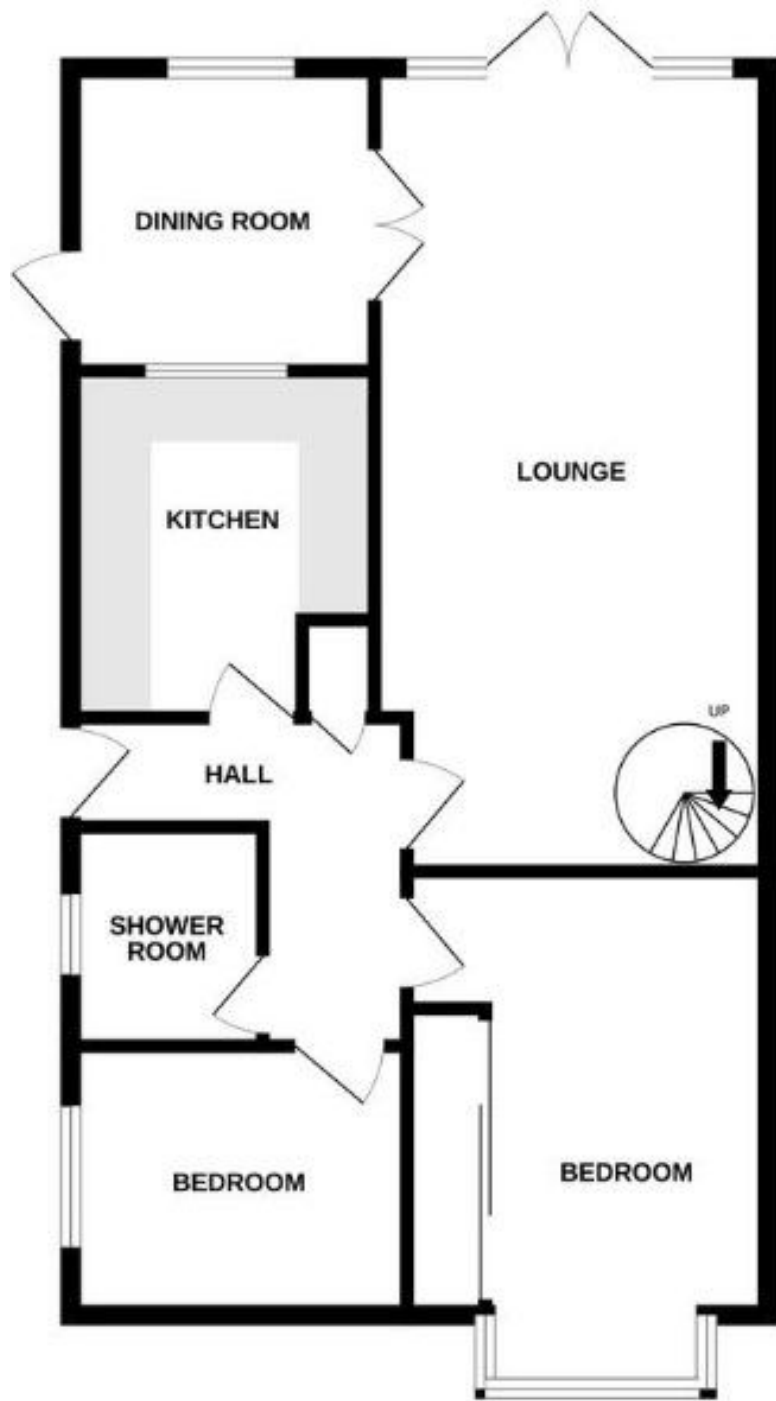
Fitted with WC, vanity wash basin. Skylight window to front.

OUTSIDE:

Substantial frontage comprising of shingled and tarmacked area affording off road parking for at least two cars with raised beds and fencing to either side. Gated access to rear garden. Low maintenance design with shingled area, abutting block paved patio with raised decked area at the foot of the garden overlooking farmland to the rear. The garden is retained by timber panelled fencing.

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1ST FLOOR

