



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this three double bedroom detached chalet style bungalow situated on a substantial corner plot. The property has recently been refurbished to a high standard throughout and is conveniently located within walking distance of local shops and bus routes leading to Clacton's town centre. An early viewing is highly recommended to avoid missing out on this stunning property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching 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 Hawthorn Road. Proceed to the end and the property can be found on the left hand side.

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

- \* THREE DOUBLE BEDROOMS \* REFITTED GROUND FLOOR SHOWER ROOM \*
- \* 15'3 x 13'6 LOUNGE \* 17' x 9' FITTED KITCHEN \*
- \* 13'1 x 11'2 SITTING/DINING ROOM \* GAS HEATING (boiler approx 2 yrs old) \*
- \*DOUBLE GLAZING \* RECENTLY REFURBISHED \*
- \* OFF ROAD PARKING \* GARAGE \* CORNER PLOT POSITION \*
- \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 15'5 (4.70m) x 10'4 (3.15m)

Radiator, eaves storage, replacement double glazed windows to front and side.

**BEDROOM TWO:** 15'4 (4.67m) x 9'3 (2.82m)

Radiator, eaves storage, replacement double glazed windows to front and side.

**FIRST FLOOR LANDING:**

Access to loft, cupboard housing wall mounted gas boiler, radiator, stairs to ground floor. Doors to all rooms.

**ENTRANCE PORCH:**

Entrance door to entrance porch, further door to entrance hall.

**ENTRANCE HALL:**

Radiator, stairs to first floor with storage under, doors to all rooms.

**GROUND FLOOR BEDROOM THREE:** 12'9 (3.89m) x 10'3 (3.12m)

(into bay recess). Radiator, double glazed bay window to front.

**GROUND FLOOR SHOWER ROOM:**

Refitted by the current owners comprising low level WC, vanity hand wash basin with cupboards under, double width shower tray with sliding doors with shower attachment. Heated towel rail, part tiled walls, replacement double glazed window to side.

**LOUNGE:** 15'3 (4.65m) x 13'6 (4.11m)

Radiator, electric fire with marble base and surround. Replacement double glazed window to rear.

**KITCHEN:** 17'0 (5.18m) x 9'0 (2.74m)

Modern fitted kitchen comprising cream coloured fronted units with laminated rolled edge work surfaces with matching upstands. Inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Further built in storage cupboard. Replacement double glazed window to side, access to dining/sitting room.

**DINING/SITTING ROOM:** 13'1 (3.99m) x 11'2 (3.40m)

Radiator, double glazed windows to side and rear, double glazed french doors to garden.

**OUTSIDE:**

To the front of the property is a block paved driveway providing off road parking with shingled borders. To the right hand side of the property is enclosed by mature hedges and lawned area. Access to garage with up and over door, power and light connected. Pedestrian access to both sides. The rear garden has two areas, one area benefits from a paved patio area and remainder laid to lawn with flower and shrub borders, service door to garage. Wrap around access to the other area is laid to lawn with flower and shrub borders and enclosed by mature hedging. Outside tap, outside lighting. The garden is partially retained by wooden panel fencing.

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**AGENTS NOTES:**

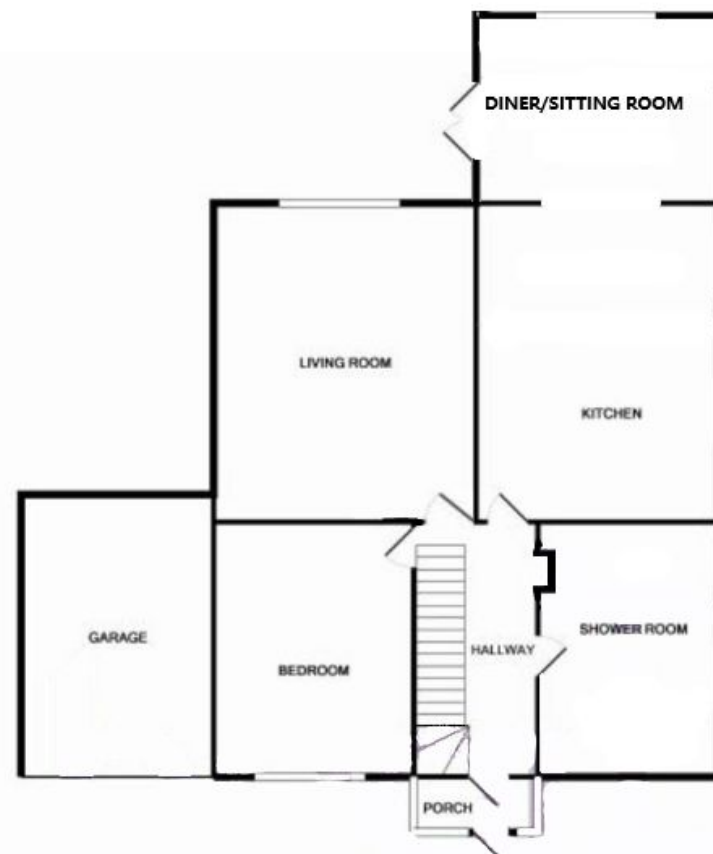
Material information for this property  
Tenure is Freehold. Council Tax Band: C. EPC: D  
Services connected  
Electricity - Yes  
Gas - Yes  
Water- Yes  
Sewerage type -Mains  
Telephone and Broadband coverage - Yes  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - No  
Non standard property features to note - No



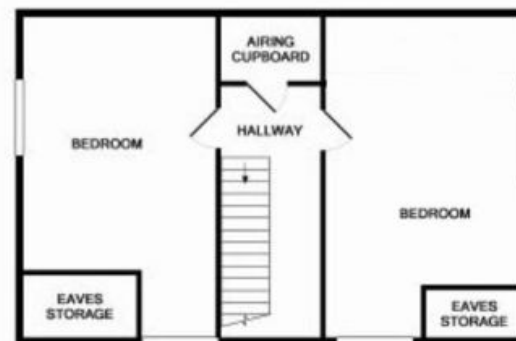








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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