



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this spacious and modern detached bungalow situated to the outskirts of Clacton on Sea.

This modern bungalow is affording a fully fitted kitchen, separate utility room and a sizable conservatory doubling up as an additional reception room.

The property is being offered for sale with no onward chain and an early viewing is advised.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left and continuing into West Road. Past the golf course on the left and at the roundabout (Three Jays Public house ahead of you) turn right into Jaywick Lane. Follow Jaywick Lane for approximately three quarters of a mile before finding Bluehouse Gardens as a turning on the left. Proceed onto the development as you follow the road around to the left, the property can be found on the left hand side.

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

\* THREE BEDROOMS \* EN SUITE SHOWER ROOM \*

\* 12'2 x 10'2 FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES \* SEPARATE UTILITY ROOM \*

\* 13'6 LOUNGE \* FULLY TILED FAMILY BATHROOM \*

\* UPVC DOUBLE GLAZING \* GAS HEATING \*

\* GARAGE & OFF ROAD PARKING \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Composite entrance door to entrance hall. T Shaped entrance hall with tiled flooring, radiator, walk in storage cupboard. Doors to all rooms.

**LOUNGE:** 13'6 (4.11m) x 13'2 (4.01m)

Radiator, double glazed window to front.

**KITCHEN DINER:** 12'2 (3.71m) x 10'10 (3.30m)

Fitted to two walls with a range of laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit. Cupboards, drawers and storage space under, range of matching eye level cupboards with work surfaces lighting under. Integrated fridge and freezer, dish washer, electric hob, double oven. Tiled flooring, radiator, double glazed window to side. Double glazed double doors with matching glazed side panels giving access to conservatory.

**CONSERVATORY:** 13'5 (4.09m) x 13'0 (3.96m)

Brick base construction with UPVC double glazed aspects, tiled flooring, radiator, double doors to rear garden.

**UTILITY ROOM:** 8'4 (2.54m) x 4'9 (1.45m)

Fitted with a range of laminated fronted units with laminated works surfaces, plumbing for automatic washing machine under, range of eye level cupboards, radiator, wall mounted gas boiler, tiled flooring.

**BEDROOM ONE:** 12'9 (3.89m) x 9'2 (2.79m)

Radiator, double glazed window to rear, door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Fitted with shower quadrant, vanity wash basin, low level WC, fully tiled walls, tiled flooring, chrome effect radiator, double glazed window to rear.

**BEDROOM TWO:** 12'10 (3.91m) x 12'10 (3.91m)

Radiator, double glazed window to front.

**BEDROOM THREE:** 9'10 (3.00m) x 9'2 (2.79m)

Radiator, double glazed window to front.

**FAMILY BATHROOM:**

White suite comprising panelled bath with mixer taps and shower attachment, vanity wash basin, low level WC, fully tiled walls, tiled flooring, chrome effect radiator. Double glazed window to rear.

**OUTSIDE:**

Well planted frontage with block paved driveway affording off road parking and access to garage. Pedestrian access to rear garden. The garage has up and over door, service door to side. The rear garden is laid to lawn with large paved patio area adjacent to the rear of the property and the conservatory. Further garden extending to the side of the property affording a sizeable extra space. The garden is retained by timber panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: B

Services connected

Electricity - Yes

Gas- Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Unknown

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Non

Non standard property features to note - None



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**TYPE B BUNGALOW**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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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