



BLAKE & THICKBROOM



ST OSYTH ROAD EAST,  
LITTLE CLACTON, ESSEX, CO16 9NZ  
£325,000 (Guide Price)

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**DESCRIPTION:**

GUIDE PRICE £325,000 - £350,000 Blake & Thickbroom are pleased to be offering, in their opinion, this deceptively spacious modernised semi detached property situated within the highly regarded village of Little Clacton. The property can be located within walking distance of favoured primary school and shopping facilities and easy access for the A133 heading towards Colchester and London. The thriving village of Little Clacton also hosts major supermarket outlets and yet is within a ten minute drive of Clacton's town centre and seafront. This property is being offered for sale with no onward chain and an early viewing is advised to fully appreciate the size, location and additional opportunities the outbuildings offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 to the main London Road roundabout (fire station on left). Take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take the third exit onto Progress Way. Take the first exit at the next roundabout into London Road, Little Clacton. Proceed along London Road taking the second left into St Osyth Road East. Proceed past the primary school on the left hand side before discovering the bungalow further down on the right hand side.

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

\* THREE DOUBLE BEDROOMS \* 14' x 13' LOUNGE \*

\* 12'10 x 10'9 REFITTED KITCHEN BREAKFAST ROOM \*

\* GROUND FLOOR BATHROOM \* FIRST FLOOR ENSUITE SHOWER ROOM \*

\* REPLACEMENT DOUBLE GLAZING \* GAS HEATING SYSTEM \*

\* AMPLE OFF ROAD PARKING \* POTENTIAL VEHICULAR ACCESS TO REAR GARDEN \*

\* APPROXIMATELY 100' REAR GARDEN \*

\* SUBSTANTIAL OUTBUILDINGS WITH WATER AND ELECTRICITY CONNECTED (not tested) \*

\* FAVOURED VILLAGE LOCATION \* NO ONWARD CHAIN \*

**ENTRANCE HALL:**

Replacement composite style side entrance door to entrance hall. Wood block flooring. Feature radiator. Stairlight to first floor with bespoke glazed balustrading and storage cupboard under and skylight window above. Further door to ground floor accommodation.

**LOUNGE:** 14'0 (4.27m) x 13'0 (3.96m)

Radiator. Feature slate tiled chimney breast with wall mounted electric fire (not tested) and further recess above for potential TV storage. Double glazed windows to front and side aspects.

**BEDROOM ONE:** 14'0 (4.27m) x 11'0 (3.35m)

Feature radiator. Part panelled walls. Double glazed window to rear.

**BEDROOM TWO:** 12'4 (3.76m) x 11'11 (3.63m)

Feature radiator. Panelled walls. Double glazed window to front.

**KITCHEN BREAKFAST ROOM:** 12'10 (3.91m) x 10'9 (3.28m)

Refitted with a range of laminated fronted units comprising of Quartz work surfaces and matching breakfast bar / island with a range of cupboards, drawers and storage space under, inset one and a half bowl sink unit with mixer tap, range of matching eye level cupboards and larder cupboard concealing wall mounted gas boiler, further integrated hob, double oven, fridge and freezer, extractor fan (all not tested). Tiled flooring. Feature radiator. Double glazed window and door to rear garden.

**GROUND FLOOR BATHROOM:**

Refitted with a white coloured suite comprising of panelled bath with waterfall style tap and additional wall mounted shower unit over, enclosed low level WC and vanity wash basin combination with storage cupboards under. Fully tiled walls, tiled flooring. Chromium effect radiator. Double glazed window to side.

**FIRST FLOOR: BEDROOM:** 15'6 (4.72m) x 13'5 (4.09m)

(plus recess, to fitted wardrobes). Radiator. Access to eaves. Skylight windows to front and rear. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a low level WC, vanity wash basin and recessed shower cubicle. Fully tiled walls, tiled flooring.

**OUTSIDE:**

The property is affording a substantial frontage previously utilised as off road parking and affording spaces for approximately four or five cars and being partially retained by timber fencing. Driveway down the side of the property which with modification could provide vehicular access to the rear garden. The rear garden is approximately 100' in length overall and formally divided into two areas. Lawned area adjacent to the rear of the bungalow with a paved patio area and detached storage room / workshop / home office with further gate leading to the far end of the garden which is currently paved and concreted with a substantial L shaped detached outbuilding, formally used as kennels with power, light and water connected (not tested). We are of the opinion that this outbuilding is offering further scope for improvement and could be utilised in many different ways.

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