

# BLAKE & THICKBROOM



**DESCRIPTION:**

GUIDE PRICE £525,000 TO £535,000

Blake & Thickbroom are delighted to be offering for sale this luxuriously appointed three bedroom detached bungalow built in 2021 by the highly regarded builders Scott Residential. The bungalow boasts being one of the biggest on the development and benefits from a southerly facing garden and one and a half width garage. The property is situated in the popular and much requested village of Thorrington having main road access to Clacton, Colchester and London. An internal inspection is highly recommended to appreciate the high specification and accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the first exit into St Johns Road. Continue along St Johns Road for approx five miles passing the village of St Osyth. Continue past Gt Bentley Country Park on the left. The next village you enter will be Thorrington proceed to the centre of the village passing the recreation ground and post office on the right. Proceed straight ahead and take the second turning on the right into Avocet Place. Proceed to the end of the road and the property can be found on the left hand side at the end of the cul de sac.

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

- \* BUILT IN 2021 \* THREE BEDROOMS \* EN SUITE SHOWER ROOM \*
- \* 21'4 x 12'11 LOUNGE \* 11'7 x 11'3 KITCHEN \*
- \* 11'1 x 10'9 CONSERVATORY \* GAS HEATING \* DOUBLE GLAZING \*
- \* 22'9 x 15' GARAGE \* LARGE PLOT \* SOUTH FACING GARDEN \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Radiator, access to loft, storage cupboard housing wall mounted combi gas boiler. Doors to all rooms.

**BEDROOM ONE:** 17'3 (5.26m) x 10'10 (3.30m)

(plus 1' into fitted wardrobe) Radiator, fitted wardrobes, double glazed window to rear with fitted shutter blinds. Door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Low level WC, vanity hand wash basin with mixer tap and cupboards under. Shower tray with sliding doors and shower attachment. Fitted towel rail, part tiled walls, double glazed window to side.

**BEDROOM TWO:** 13'1 (3.99m) x 9'7 (2.92m)

Radiator, double glazed window to front with fitted shutter blind.

**BEDROOM THREE:** 9'7 (2.92m) x 8'0 (2.44m)

Radiator, double glazed window to front fitted with shutter blind.

**SHOWER ROOM:**

Modern fitted shower suite comprising low level WC, vanity hand wash basin with mixer tap and cupboards under. Double width walk in shower tray with rainfall shower attachment. Electric mirror, heated towel rail, part tiled walls, extractor fan. Double glazed window to rear.

**LOUNGE:** 21'4 (6.50m) x 12'11 (3.94m)

(into bay recess) Radiator, gas fire with marble base and surround. Double glazed bay window to front fitted with shutter blinds. Further double glazed french doors and windows to conservatory.

**CONSERVATORY:** 11'1 (3.38m) x 10'9 (3.28m)

Brick base construction with panelled roof, radiator. Double glazed aspects to side and rear, double glazed french doors to rear garden.

**KITCHEN:** 11'7 (3.53m) x 11'3 (3.43m)

Modern fitted kitchen comprising cream laminated fronted units with wooden work surfaces with inset one and a half bowl single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated oven, microwave combination oven, fridge and freezer. Four ring gas hob with extractor hood above, integrated dish washer and washing machine. Part tiled walls, double glazed window to rear fitted with shutter blind, double glazed door to rear garden.

**OUTSIDE:**

To the front of the property, block paved driveway providing access for off road parking for numerous vehicles leading to garage 22'9 x 15' Electric up and over door, power and light connected, the owner has fully boarded the loft space providing additional storage. Double glazed window to rear and personal door to garden. Side access leading to the rear garden. Southerly aspect rear garden with a paved patio adjacent to the property providing ample seating area. Further block paved pathway, remainder laid to lawn with mature flower and shrub borders. Side access leading to recreation ground. The second area of the garden laid to lawn with mature shrub borders the current vendor uses this area as an allotment with greenhouse. The garden benefits from electric outlets, two taps, CCTV cameras with outside lights. The garden is partially retained by wooden panel fencing. Summer house measures 9'4 x 7'4.

**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 - Yes

Prospective purchaser 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 - Yes

This development requires all residents to be over the age of 60 years. The current vendor has planning permission for a single story rear extension (replacing existing conservatory) to create a bigger kitchen/diner please see drawings ref: 24/000409/FULHH



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**Avocet Place, Thorrington**