



**BLAKE & THICKBROOM**



**BATTISFORD DRIVE,  
CLACTON-ON-SEA, ESSEX, CO16 7LD  
£325,000 (Asking Price)**

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**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented detached bungalow situated on the highly regarded Grange Park development which can be found to the outskirts of Clacton's town centre. The property is located within walking distance of local shopping facilities and bus stops affording easy access to Clacton's town centre. The property has undergone improvement in recent years at the hands of the owners and an internal inspection is warranted to fully appreciate the size, quality and aspect of this wonderful bungalow.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and follow the road into West Road. Past the golf course on the left hand side and at the roundabout (Three Jays public house ahead of you) turn right. Proceed up the hill into Jaywick Lane. Proceed along Jaywick Lane for approximately one mile passing the Wick Lodge public house on the right before turning right into Bluehouse Avenue. Take the second turnin on the right into Battisford Drive. Follow Battisford Drive round to the left where you will find the bungalow on the right hand side.

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

\* THREE BEDROOMS \* 20'2 x 11'4 LOUNGE/DINER \*

\* 9'9 REFITTED KITCHEN WITH INTEGRATED APPLIANCES \* 16'4 x 10'4  
CONSERVATORY/RECEPTION ROOM \*

\* REFITTED SHOWER ROOM \* GAS HEATING \*

\* REPLACEMENT DOUBLE GLAZING \* SOUTH FACING REAR GARDEN \*

\* DETACHED GARAGE \* WIDE FRONTAGE WITH DOUBLE WIDTH PARKING \*

\* FAVOURED RESIDENTIAL AREA \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. L Shaped with radiator, access to loft, large built in airing cupboard, doors to all rooms.

**LOUNGE DINER:** 20'2 (6.15m) x 11'4 (3.45m)

(narrowing to 8'10) Radiators, double glazed window to front, sliding patio doors to conservatory.

**KITCHEN:** 9'9 (2.97m) x 8'9 (2.67m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap. Cupboards, drawers and storage space under, range of matching eye level cupboards. Integrated ceramic hob with extractor canopy above, further integrated double oven and dish washer. Chrome effect radiator, double glazed window and door giving access to conservatory.

**CONSERVATORY:** 16'4 (4.98m) x 10'4 (3.15m)

Brick base construction with UPVC double glazed aspects to sides and rear, fitted base units and work surface affording TV plinth with concealed plumbing for automatic washing machine. Double doors to rear garden.

**BEDROOM ONE:** 11'1 (3.38m) x 11'0 (3.35m)

Radiator, fitted wardrobes to one wall. Double glazed window to front.

**BEDROOM TWO:** 11'0 (3.35m) x 8'9 (2.67m)

Radiator, double glazed window to rear.

**BEDROOM THREE:** 10'1 (3.07m) x 8'0 (2.44m)

Radiator, double glazed window to front.

**SHOWER ROOM:**

Modern white coloured suite comprising large shower quadrant, vanity wash basin with cupboards under, enclosed cistern WC, fully tiled walls, chrome effect radiator. Double glazed window to rear.

**OUTSIDE:**

The property occupies a spacious corner plot position with wide lawned frontage with a double width pressed concrete driveway affording off road parking and access to detached garage. Further pedestrian access to the rear garden. The detached garage with up and over door, power and light connected and service door to the rear garden. The rear garden enjoys a southerly aspect comprising of lawned and stoned areas with large paved patio area serving the conservatory. The garden is also hosting a timber storage shed and shrubbery borders. The garden is retained by brick wall and timber fencing.

**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 : None

Non standard property features to note : No







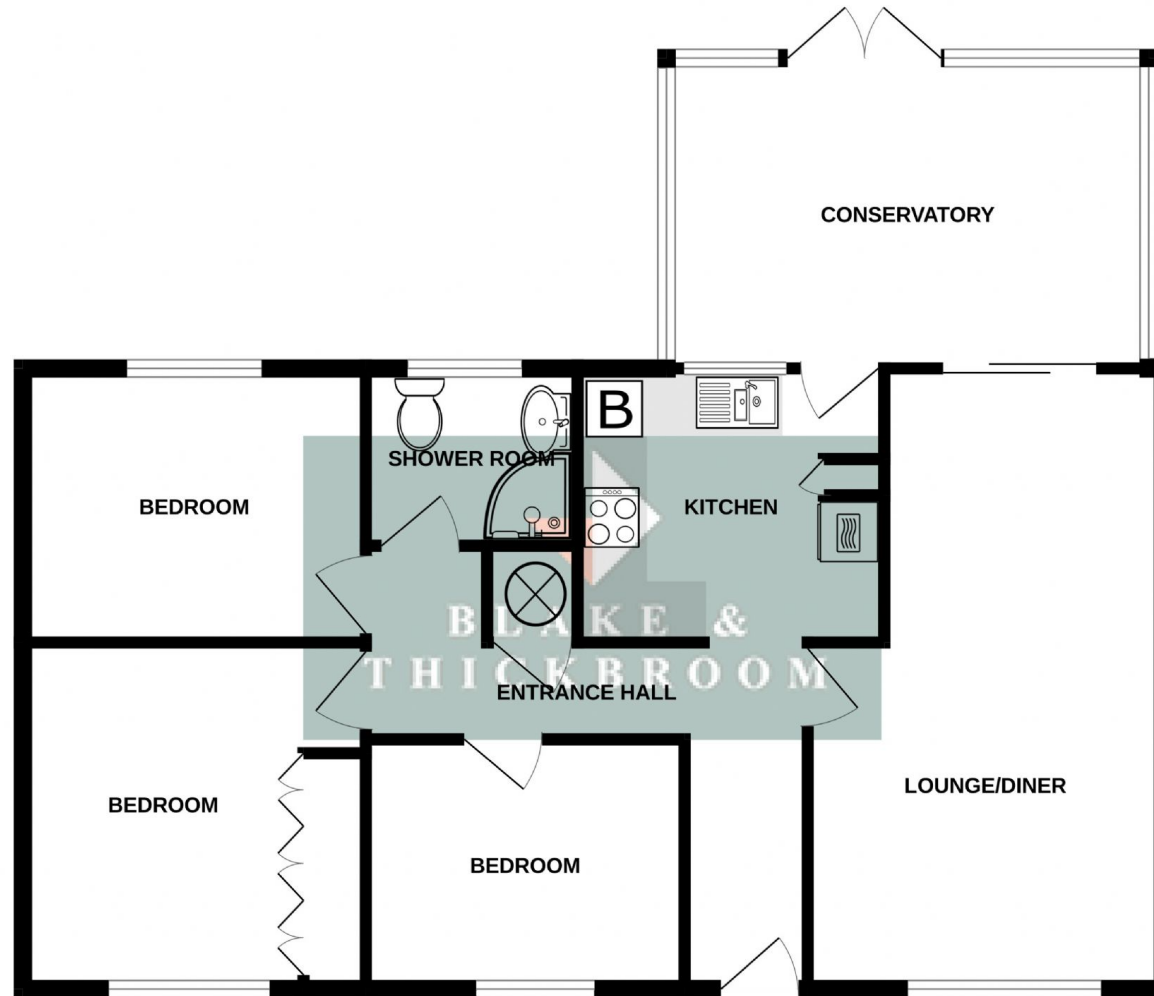








# GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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