



BLAKE & THICKBROOM



LEYS DRIVE,
LITTLE CLACTON, ESSEX, CO16 9RE
£285,000 (Asking Price)

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DESCRIPTION:

Beautifully presented detached bungalow situated on this established small development on the outskirts of the popular village of Little Clacton. The property is offered for sale with no onward chain and is conveniently located within walking distance of the centre of the village offering village stores, chemist, public house and chinese take away. As the vendors chosen sole agent, an early viewing of this property is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road, upon reaching the main London Road roundabout take the first exit on the left hand side onto the new bypass road. Straight across the next roundabout at Brook Retail Park onto the second part of the bypass. Upon reaching the next roundabout take the third exit signposted towards the village of Little Clacton. Left at the next roundabout into London Road towards the centre of the village taking the first turning on the left into Leys Drive. Proceed a short distance and the bungalow can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * MODERN BATHROOM SUITE *

* GAS HEATING * DOUBLE GLAZED WINDOWS *

* 12'7 x 9'2 FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT & EXTRACTOR HOOD *

* 12' CONSERVATORY * 14' x 12'4 LOUNGE *

* SOUTH FACING ESTABLISHED REAR GARDEN * DRIVEWAY & GARAGE *

* PARKING FOR TWO/THREE VEHICLES *

* SOLE AGENTS & VIEWING RECOMMENDED *

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Laminated wood flooring, radiator, airing cupboard, storage cupboard, access to loft with ladder to loft area which is partially boarded with power and light connected housing combi gas boiler. Doors to:

BEDROOM ONE: 12'1 (3.68m) x 10'6 (3.20m)

Radiator, range of built in wardrobes with white laminated fronted doors with matching drawers units. Window to rear.

BEDROOM TWO: 10'6 (3.20m) x 8'10 (2.69m)

Radiator, window to front.

BATHROOM:

Modern suite comprising panelled bath with mixer taps, built in shower unit with glazed shower screen, vanity hand wash basin with cupboards under. Enclosed low level WC, fully tiled walls, down lighters, heated towel rail. Window to side.

LOUNGE: 14'0 (4.27m) x 12'4 (3.76m)

Ornamental moulded fire surround with fitted electric fire, radiator, laminated wood flooring, window to front.

KITCHEN: 12'7 (3.84m) x 9'2 (2.79m)

Well appointed with a range of high gloss finished light grey coloured units comprising laminated work surfaces with matching upstands. Inset single drainer sink unit with mixer taps and cupboards under. Matching eye level cupboards, inset electric hob unit with extractor hood above and built in double oven below. Radiator, window to side, sliding double glazed patio doors to conservatory.

CONSERVATORY: 12'0 (3.66m) x 9'0 (2.74m)

UPVC construction with panelled roof with glazed panelling to side and rear, double glazed door to rear garden.

OUTSIDE:

Resin bound driveway to the front of the property with further paved front garden providing off road parking for two/three vehicles. Established palm style trees to the front of the property with front boundary walling. Ornamental wooden arch way with small driveway to the left hand side of the property leading to detached garage. Up and over door, power and light connected. Outside security lighting. Side gate access to established south facing lawned rear garden, full width paved patio area, well stocked flower and shrub borders, mature shrubs and trees. Further decked patio area to the base of the garden enclosed by trellis fencing. Outside security lighting, outside power points. The rear garden is enclosed by panel 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: No due to the property being vacant

Prospective purchasers should be directed to web site 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- None





