



**ABBIGAIL GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 6QS
Prices From £415,000 - £425,000**

DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £415,000 TO £425,000.

A CHANCE FOR A GARDENS ADDRESS

A beautifully presented 2010 built detached bungalow situated on the highly sought after Abbigail Gardens development on the eastern outskirts of Clacton's town centre. The bungalow has been maintained in excellent order throughout by the current owners and is believed to one of the largest designed bungalows on this development. As the vendors chosen sole agent an early viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approx quarter of a mile and Abbigail Gardens can be found as a turning on the right hand side just before reaching Holland Park school. Proceed into Abbigail Gardens and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * EN SUITE SHOWER * FITTED WARDROBES TO BEDROOMS ONE & TWO *

* GAS HEATING * DOUBLE GLAZED THROUGHOUT *

* 20'7 x 12'8 LOUNGE * 20'7max x 10'4 LUXURY FITTED KITCHEN WITH NUMEROUS INTEGRATED APPLIANCES *

* UTILITY ROOM * 11'2 CONSERVATORY *

* DRIVEWAY & GARAGE * WESTERLY FACING REAR GARDEN *

* SOLE AGENTS * VIEWING RECOMMENDED *

RECEPTION HALLWAY:

Double glazed entrance door to reception hallway. Laminated wood flooring, radiator, airing cupboard, access to loft. Doors to:

BEDROOM ONE: 18'2 (5.54m) x 11'10 (3.61m)

(into bay recess). Radiator, laminated wood flooring, range of fitted wardrobes with white laminated fronted doors, cupboards above bed recess, corner display unit, matching bedside cabinets and a further range of built in wardrobes. Bay window to front, door to en suite shower room.

EN SUITE SHOWER ROOM:

Shower cubicle, hand wash basin, low level WC, radiator, fully tiled walls, down lighters. Window to side.

BEDROOM TWO: 12'4 (3.76m) x 11'4 (3.45m)

Radiator, range of built in wardrobes, cupboards above bed recess matching drawer units, window to front.

BEDROOM THREE: 10'0 (3.05m) x 9'0 (2.74m)

Radiator, window to side.

SHOWER ROOM (former bathroom):

Walk in double width shower cubicle, vanity hand wash basin, low level WC, fully tiled walls, heated towel rail, down lighters, window to side.

KITCHEN: 20'7 (6.27m) x 10'4 (3.15m)

Well appointed with a range of light oak fronted units comprising laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Cupboards under eye level cupboards with lighting below. Integrated fridge and freezer, pull out vegetable drawer units. Integrated dish washer, tiled walls, eye level glazed display cabinets, wall mounted extractor hood, cooker range to remain. Purpose built breakfast bar, tiled flooring, window to rear. Internal door to utility room.

UTILITY ROOM: 5'7 (1.70m) x 5'0 (1.52m)

Laminated work surfaces with cupboards under, wall mounted gas boiler, part tiled walls, tiled flooring, eye level storage cupboard. Double glazed door to outside.

LOUNGE: 20'7 (6.27m) x 12'8 (3.86m)

Laminated wood flooring, radiator, ornamental wooden fire surround with victorian style cast iron inset and marble hearth. Sliding double glazed doors to conservatory.

CONSERVATORY: 11'2 (3.40m) x 9'9 (2.97m)

Vaulted panelled roof, glazed panels to side and rear, glazed door to outside.

OUTSIDE:

Block paved front garden and further block paved driveway to the right hand side of the bungalow providing off road parking for three cars leading to attached garage. Up and over door, power and light connected. Side gate access leading to further block paved westerly facing rear garden with well stock flower and shrub borders, outside security lighting, outside tap. The garden is enclosed by panel fencing.

AGENTS NOTES:

Material Information for this property.

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and Broadband coverage: Yes

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

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