



# BLAKE & THICKBROOM



SHINGLE WAY,  
CLACTON-ON-SEA, ESSEX, CO16 9GF  
£245,000 (Asking Price)

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**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this 2023 built two bedroom semi detached house situated on the Flints Grange development. In the valuer's opinion, this property is an ideal purchase for a first time buyer or someone looking to downsize. The property is being offered for sale in 'show home' condition and is conveniently located within a short walk of Clacton's Shopping Village and major supermarkets.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 to the main London Road roundabout. Upon reaching the roundabout, take the fourth exit on the right into the original part of St John's Road. Proceed into the centre of Great Clacton, left at the former Queen's Head Public House, into North Road. Proceed along North Road taking the second turning right into Thorpe Road. Proceed along Thorpe Road for approximately one mile across two mini roundabouts. Upon reaching the next roundabout, Crusader Business Park, take the second exit straight across the roundabout, second exit at the next roundabout into the entrance of Flint Grange development into Auger Road. Proceed along Auger Road taking the second turning left into Spindle Drive, continue round Spindle Drive onto the Spindle Drive onto the continuation of Shingle Way and the property will be found on the left hand side.

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

\* BUILT IN 2023 \*

\* TWO BEDROOMS \* ENSUITE SHOWER ROOM \*

\* 15' x 9'4 LOUNGE \* 12'8 x 8'2 KITCHEN DINER with APPLIANCES \*

\* WHITE BATHROOM SUITE \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* LAWNED REAR GARDEN \* OFF ROAD PARKING \*

\* CLOSE TO CLACTON'S SHOPPING VILLAGE AND SUPERMARKETS \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 9'10 (3.00m) x 8'1 (2.46m)

Radiator. Double glazed window to rear. Door to:

**ENSUITE SHOWER ROOM:**

Fitted with shower tray with shower attachment, pedestal hand wash basin with mixer tap, low level WC. Heated towel rail. Extractor fan. Shaver point. Part tiled walls.

**BEDROOM TWO:** 12'8 (3.86m) x 8'6 (2.59m)

(into wardrobe recess). Radiator. Storage cupboard. Fitted wardrobe. Two double glazed windows to front.

**BATHROOM:**

Modern fitted bathroom suite comprising of panelled bath with shower attachment and shower screen, pedestal hand wash basin with mixer tap, low level WC. Extractor fan. Shaver point. Part tiled walls. Double glazed window to side.

**FIRST FLOOR LANDING:**

Loft access. Doors to all rooms. Stairs to ground floor.

**ENTRANCE HALL:**

Entrance door. Radiator. Doors to ground floor cloakroom and lounge. Stairs to first floor.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, pedestal hand wash basin with mixer tap. Radiator. Part tiled walls. Double glazed window to front.

**LOUNGE:** 15'0 (4.57m) x 9'4 (2.84m)

Radiator. Understairs storage cupboard. Door to kitchen. Double glazed window to front.

**KITCHEN DINER:** 12'8 (3.86m) x 8'2 (2.49m)

Modern fitted kitchen comprising of grey laminated fronted units with rolled edge laminated work surfaces with matching upstands, inset one and a half bowl single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, low level oven with four ring gas hob and extractor hood above, washing machine, fridge and freezer. Cupboard housing wall mounted combi boiler. Radiator. Double glazed window and door to rear.

**OUTSIDE:**

To the front of property is a block paved driveway affording access for at least two vehicles, paved pathway to entrance door. Side access leading to rear garden. The rear garden has a paved area adjacent to the house with a pathway leading to rear, further access to wooden storage shed. The rest of the garden is mainly laid to lawn with shingled border on the left hand side. Outside tap, outside security lighting. EV charge point to the front. The garden is partially retained by wooden panelled fencing.

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GROUND FLOOR

1ST 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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