



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented three bedroom detached bungalow situated on a corner plot with further potential. The property is situated on the highly regarded Freituna development and is within easy access of local shopping facilities, seafront and bus routes. An internal viewing is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx one mile leading into Kings Parade. Proceed to the end of Kings Parade, bear right at the roundabout sign posted B1032 Frinton and Walton Road. Proceed across the marches through the village of Gt Holland for approx 3 miles under the railway bridge, bear right at the mini roundabout. Proceed along Frinton Road for approx 1 mile, taking the next left at the mini roundabout into Freituna Road. Take the second right into Rokell Way, first right into Hopkins Close and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * ENSUITE SHOWER ROOM *

* 16'10 x 15'5 LOUNGE * 12'4 x 8'11 KITCHEN *

* 11'6 x 9'5 CONSERVATORY *

* DOUBLE GLAZING * GAS HEATING VIA RADIATORS *

* GARAGE & OFF ROAD PARKING *

* CORNER PLOT * LAWNED REAR GARDEN *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE LOBBY:

Replacement double glazed entrance door to entrance lobby. Radiator. Door to:

LOUNGE: 16'10 (5.13m) x 15'5 (4.70m)

Two radiators. Double glazed sliding doors to conservatory. Access to kitchen and hallway.

RECEPTION HALLWAY:

Radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 12'8 (3.86m) x 8'11 (2.72m)

Radiator. Fitted wardrobes. Double glazed window to front. Access to:

EN SUITE SHOWER ROOM:

Fitted with shower tray, sliding door, shower attachment, vanity hand wash basin with mixer tap and cupboard below, low level WC. Radiator. Extractor fan. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

BEDROOM TWO: 12'7 (3.84m) x 8'6 (2.59m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM THREE: 7'9 (2.36m) x 7'7 (2.31m)

Radiator. Replacement double glazed window to side.

BATHROOM:

Modern fitted bathroom suite comprising of panelled bath with shower attachment, vanity hand wash basin with mixer tap and cupboard below, low level WC. Airing cupboard. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

KITCHEN: 12'4 (3.76m) x 8'11 (2.72m)

Modern fitted kitchen comprising of white laminated fronted units with laminated rolled edge work tops with matching upstands, inset one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards, integrated oven, microwave, electric hob, extractor hob, cupboard housing wall mounted boiler. Replacement double glazed window to rear, door to side.

CONSERVATORY: 11'6 (3.51m) x 9'5 (2.87m)

Of brick based construction, double glazed roof and aspects to sides and rear. French style doors to garden.

OUTSIDE:

The property is situated on a corner plot with concrete driveway affording access for off road parking and access to garage with up and over door. Mostly laid to lawn with flowers and shrubs. Side access to rear garden with paving adjacent to the bungalow, path to rear affording access to seating, flower and shrubs borders, mostly laid to lawn. Service door to garage. Wooden storage shed. The garden is partially retained by brick wall and wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band D. EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone & Broadband coverage - Yes. Prospective purchasers should be directed to website 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.



