



DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom detached bungalow situated on the highly regarded Grange Park development. The property boasts a generous amount of accommodation throughout and benefits from a full length garage. The property is conveniently located within walking distance of local shopping facilities and bus route to Clacton's town centre. An early viewing is advised to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade West for approximately a quarter of a mile passing the Toby Carvery on the left, leading into West Road. Continue along this road passing the golf club on the left hand side and at the mini-roundabout (the Three Jays Public House ahead of you), turn right into Jaywick Lane. Continue along Jaywick Lane for approx one mile passing Wick Lodge Public House on the right hand side. Turn right into Bluehouse Avenue, second turning into Battisford Drive, right into Saxstead Drive. At the far end, turn right into Saxmundham Way. Proceed for a short distance and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * ENSUITE SHOWER ROOM *

* SEPARATE BATHROOM * 15' x 14'1 LOUNGE *

* 14'5 x 11'2 CONSERVATORY *

* 15' x 11'6 KITCHEN *

* DOUBLE GLAZING * GAS HEATING, NEW BOILER FITTED IN 2024 *

* 31'8 x 8'6 GARAGE & OFF ROAD PARKING *

* LOW MAINTENANCE REAR GARDEN *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed door entrance door through to entrance hall. Radiator. Loft access. Doors to all rooms. Cupboard housing wall mounted boiler (fitted in 2024).

BEDROOM ONE: 11'8 (3.56m) x 11'6 (3.51m)

Radiator. Fitted wardrobes. Double glazed window to front. Tiled flooring. Door to:

ENSUITE SHOWER ROOM:

Fitted with shower tray and shower attachment, pedestal hand wash basin, low level WC. Radiator. Part tiled walls, fully tiled flooring. Extractor fan.

BEDROOM TWO: 13'2 (4.01m) x 10'7 (3.23m)

Radiator. Two fitted wardrobes. Double glazed window to front. Tiled flooring.

BEDROOM THREE: 10'6 (3.20m) x 8'3 (2.51m)

Radiator. Double glazed window to side. Tiled flooring.

BATHROOM:

Comprising of panelled bath with shower attachment, pedestal wash basin, low level WC. Extractor fan. Radiator. Tiled flooring, part tiled walls. Double glazed window to side.

LOUNGE: 15'0 (4.57m) x 14'1 (4.29m)

Two radiators. Electric fire. Tiled flooring. Access to:

CONSERVATORY: 14'5 (4.39m) x 11'2 (3.40m)

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

KITCHEN: 15'0 (4.57m) x 11'6 (3.51m)

Wooden fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integrated washing machine, dishwasher, fridge and freezer. Extractor hood. Tiled flooring, part tiled walls. Double glazed window to rear and door to garden.

OUTSIDE:

Paved driveway at the front of the property affording access for off road parking, further access to garage (31'8 x 8'7) with up and over door and power and light connected. Side gate access on left hand side leading to rear garden. The rear garden has a shingled area adjacent to the bungalow, flower beds to the left and right, mature flowers and shrubs. Partly astroturfed. Side door to garage. The garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.
Tenure: Freehold.
Council Tax Band: D. EPC Rating D.
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.



