



**ROSE CRESCENT,  
CLACTON-ON-SEA, ESSEX, CO15 4NQ  
£298,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this immaculately presented two bedroom link detached bungalow built by the locally renowned builders Burfoot Homes. The property is being presented in moving condition and an internal inspection is fully recommended to fully appreciate the accommodation on offer. Call our offices to book your viewing today.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 London Road, upon reaching the main London Road roundabout (fire station on the left), take the fourth exit on the right hand side into the initial part of St Johns Road. Proceed into the centre of Great Clacton. Turn left at the former Queens Head Public House into North Road. Take the second turning right into Thorpe Road, proceed along Thorpe Road, down the hill and take the turning into Bramble Way on the right, take the first left into Rose Crescent and the property can be found on the right hand side.

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

- \* VIDEO TOUR AVAILABLE \* TWO BEDROOMS \* EN SUITE \*
- \* BATHROOM \* 15' x 14'5 LOUNGE \* 12'1 x 11'1 KITCHEN \*
- \* GAS HEATING BOILER LESS THAN ONE YEAR OLD \* DOUBLE GLAZING THROUGHOUT \*
- \* OFF ROAD PARKING \* 19'7 x 7'7 GARAGE \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Radiator, storage cupboard, access to loft. Doors to all rooms.

**BEDROOM ONE:** 12'5 (3.78m) x 11'8 (3.56m)

Radiator, fitted wardrobes, double glazed window to rear, door to en suite.

**EN SUITE SHOWER ROOM:**

Modern fitted suite comprising high level WC, vanity wash basin with mixer tap and cupboards under. Shower tray with sliding doors and shower attachment. Heated towel rail, fully tiled walls and flooring, extractor fan. Double glazed window to rear.

**BEDROOM TWO:** 12'0 (3.66m) x 8'4 (2.54m)

Radiator, built in wardrobes, double glazed window to front.

**BATHROOM:**

Modern fitted suite comprising high level WC, vanity hand wash basin with mixer tap and cupboards under, panelled bath with shower attachment and shower curtain. Electric mirror, heated towel rail, extractor fan, fully tiled walls and flooring. Double glazed window to front.

**KITCHEN:** 12'1 (3.68m) x 11'1 (3.38m)

Modern fitted kitchen comprising wood effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap. Cupboards, drawers and storage under. Range of eye level cupboards. Built in oven, electric hob with extractor above. Wall mounted combi gas boiler housed in cupboard. Radiator, part tiled walls, tiled flooring. Double glazed window to front, double glazed door to side.

**LOUNGE:** 15'0 (4.57m) x 14'5 (4.39m)

Radiator, double glazed aspects to side double glazed sliding doors to rear.

**OUTSIDE:**

To the front of the property block paved driveway to the front and side affording access for off road parking leading to garage with up and over door. Side access to rear garden. The rear garden benefits from a southerly facing aspect, beautifully landscaped affording a low maintenance rear garden. Paving adjacent to the bungalow with the remainder is shingled with flower and shrub borders. Wooden storage shed, service door to garage. The rear garden is partially retained by wooden panel fencing. The garage is 19'7 x 7'7 Power and light connected with electric up and over door.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: C EPC: C.  
Services connected  
Electricity: Yes  
Gas: Yes  
Water: Yes  
Sewerage type: Mains  
Telephone and broadband coverage: Yes  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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: Yes  
This property is located on a private road.







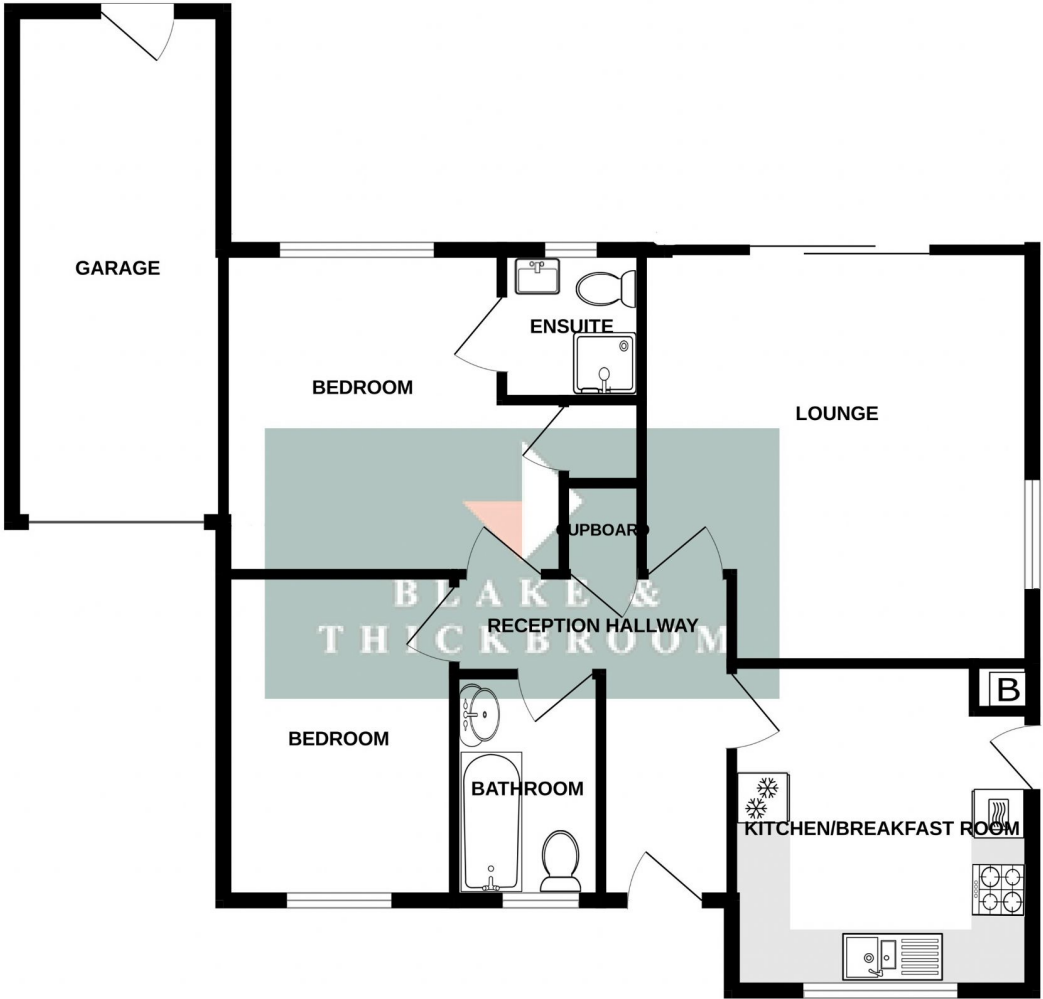








GROUND FLOOR



ROSE CRESCENT, CLACTON-ON-SEA, ESSEX, CO15 4NQ

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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