



CONNAUGHT ROAD,
WEELEY HEATH, ESSEX, CO16 9EL
Prices From £465,000 - £480,000

DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £465,000 TO £480,000.

Blake & Thickbroom are delighted to be offering for sale this beautifully presented three double bedroomed detached bungalow benefiting from a stunning open plan living and generous accommodation throughout and a beautiful south facing rear garden. The property is conveniently located within easy reach of local shops and easy access to the A12 leading to London. In the valuers opinion this is a must property to view to fully appreciate the accommodation on offer. Call our offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Continue straight across the roundabout (Tesco petrol station on the right). At the next roundabout take the last exit into Centenary Way. Left at the next roundabout into London Road, Little Clacton. Proceed through the village of Little Clacton leading into The Street passing the convenience store on the left. Proceed around the sharp bend to the left and you will find Connaught Road as a turning on the right. Proceed through the private part of the road and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* BUILT IN 2020 * SOLE AGENTS *

* THREE DOUBLE BEDROOMS * EN SUITE *

* 32'1 x 22'8 OPEN PLAN LIVING KITCHEN DINING AREA *

* FAMILY BATHROOM * GAS HEATING * DOUBLE GLAZING *

* SOUTHERLY FACING REAR GARDEN * 23'6 x 9'9 GARAGE *

* VIEWING RECOMMENDED *

ENTRANCE HALL:

Composite entrance door to entrance hall. Two radiators, double storage cupboard, separate storage cupboard housing wall mounted combi gas boiler. Doors to all rooms.

BEDROOM ONE: 12'9 (3.89m) x 11'2 (3.40m)

Radiator, double glazed window to front, door to en suite.

EN SUITE SHOWER ROOM:

Low level WC, vanity hand wash basin with mixer tap and cupboards under. Walk in shower tray with sliding door, rainfall shower attachment, heated towel rail, extractor fan, part tiled walls. Double glazed window to side.

BEDROOM TWO: 11'3 (3.43m) x 10'11 (3.33m)

Radiator, fitted wardrobes, double glazed window to front.

BEDROOM THREE: 11'3 (3.43m) x 10'11 (3.33m)

Radiator, access to loft, fitted wardrobes, double glazed window to side.

FAMILY BATHROOM:

Fitted with four piece bathroom suite comprising low level WC, vanity hand wash basin with mixer tap and cupboards under. Panelled bath, walk in shower tray with rainfall shower attachment. Heated towel rail, part tiled walls, extractor fan. Double glazed window to side.

LIVING KITCHEN DINER: 32'1 (9.78m) x 22'8 (6.91m)

Kitchen comprises of grey fronted units with Quartz worktops with matching upstands. Inset single drainer sink unit with mixer tap. Cupboards, drawers and storage under. Range of eye level cupboards. Fitted double oven, integrated dish washer, washing machine, electric hob with extractor hood above. Fitted fridge and freezer, water softener installed, two radiators. Three double glazed windows to side aspects. Two sets of bi folding doors to rear garden. Two double glazed velux windows.

OUTSIDE:

To the front of the property is a shingled private road continuing to the driveway. Further block paving providing off road parking. the remainder of the front is partially laid to lawn with flower and shrub borders. Side access leading to rear garden. Outside lighting. The garage is 23'6 x 9'9 Up and over door, power and light connected and service door to rear garden. The rear garden benefits from a southerly facing aspect, paved area adjacent to the bungalow affording access to seating. Further paved area to the rear of the property, remainder is laid to lawn with flower and shrub borders. Outside lighting, outside plug sockets, outside tap. The rear garden is partially retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax band: E. EPC: B

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains Assisted by pumping station

Telephone and broadband coverage: Yes

Any additional property charges : Yes

Residents pay a management charge for the road and pumping station in place which is approximately £150.00 per annum

Non standard property features to note: None







GROUND FLOOR



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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GROUND FLOOR 99.9 sq.m. (1075 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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