

 **THICKBROOM**



**ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8DF
£325,000 (Asking Price)**

DESCRIPTION:

DECEPTIVELY SPACIOUS LIVING

A beautifully presented extended detached bungalow offering substantial accommodation for the retiring couple of growing family and having maintained in excellent order throughout by the current owners. The bungalow is conveniently located within walking distance of local shops including post office and chemist and bus route to Clacton's town centre. As the owners chosen sole agent an internal viewing is highly recommended to appreciate the bungalow on offer and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx quarter of a mile, straight across the first roundabout and proceed a short distance and the bungalow will be found on the left hand side before reaching Bockings Elms shops.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * EN SUITE SHOWER ROOM *
- * FAMILY BATHROOM WITH CORNER BATH * GAS HEATING *
- * DOUBLE GLAZED THROUGHOUT * 18'2 max RECEPTION HALLWAY *
- * 10' x 10' LUXURY FITTED KITCHEN * 16' x 14'3 LOUNGE WITH KARNDEAN FLOORING *
- * 10'4 CONSERVATORY * SOUTH FACING GARDEN * PARKING FOR THREE/FOUR VEHICLES *
- * SOLE AGENTS * WALKING DISTANCE OF SHOPS & BUS ROUTES * VIEWING RECOMMENDED *

RECEPTION HALLWAY: 18'2 (5.54m) x 8'4 (2.54m)
(narrowing to 6'2) Composite entrance door to reception hallway. Karndean flooring, radiator, doors to:

BEDROOM ONE: 13'0 (3.96m) x 12'7 (3.84m)
Radiator, walk in wardrobe, bay window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:
Walk in shower cubicle, low level WC, fully tiled walls, down lighters. Window to front.

BEDROOM TWO: 15'4 (4.67m) x 6'10 (2.08m)
Radiator, window to side, sky light window .

BEDROOM THREE: 15'4 (4.67m) x 6'4 (1.93m)
Radiator, window to side, sky light window.

BEDROOM FOUR: 14'6 (4.42m) x 7'2 (2.18m)
Radiator, window to rear. Internal door to bedroom three.

BATHROOM:
White suite comprising corner bath, hand wash basin, low level WC, fully tiled walls, karndean flooring, down lighters. Window to side.

KITCHEN: 10'0 (3.05m) x 10'0 (3.05m)
Luxuriously appointed with a range of sage coloured laminated fronted units comprising Quartz worksurfaces with inset butler style sink unit and mixer tap. Cupboards under, eye level cupboards, inset electric hob unit with extractor hood above. Further built in single oven and microwave oven, cupboards storage above and below. Integrated wine rack, cupboard housing gas boiler. Integrated dish washer. Karndean flooring, down lighters. Window to side, double glazed door to outside.

LOUNGE: 16'0 (4.88m) x 14'3 (4.34m)
Open plan access from reception hallway. Karndean flooring, vertical radiator, window to side, Bi folding doors to conservatory.

CONSERVATORY: 10'4 (3.15m) x 9'8 (2.95m)
Vaulted panelled roof, laminated wood flooring. Windows to side and rear, glazed door to outside.

OUTSIDE:
Block paved driveway to the front of the property providing off road parking for three/four vehicles. Gravelled flower borders and front boundary walling. Side gate access to south facing lawned rear garden paved patio area, flower and shrub borders.Timber framed summer house to remain, full insulated and power and light connected. Further patio area to the foot of the garden, outside tap. The rear garden is enclosed by panel fencing.

AGENTS NOTES:
Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC : TBC
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 to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: The property was extended to the front and rear under planning permission no: 0401160/ful
Copies of the planning permission held on file at Blake & Thickbroom offices.







