



THE STREET,
LITTLE CLACTON, ESSEX, CO16 9LE
Prices From £330,000 - £340,000

DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £330,000 TO £340,000. Blake & Thickbroom are pleased to be offering for sale this four bedroom link detached bungalow situated in the highly regarded village of Little Clacton. The property boasts four generous bedrooms, ensuite, utility room, conservatory and ample off road parking. The property is conveniently located within easy reach of local shopping facilities, pubs, restaurants and bus route to Clacton's town centre. In the valuer's opinion an early viewing is recommended to fully appreciate the accommodation on offer.

DIRECTIONS:

PROCEED FROM Clacton Town Centre on the A133 to the main London Road roundabout, take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take third exit on the right hand side (signposted Little Clacton) and then continue into London Road. Proceed into the village of Little Clacton passing the Blacksmiths Public House on the right hand side. The bungalow will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS (garage converted) *
- * 16'11 x 14'11 LOUNGE *
- * 14'3 x 9'9 KITCHEN with APPLIANCES *
- * 22'1 x 12'4 CONSERVATORY *
- * ENSUITE SHOWER ROOM * WHITE BATHROOM SUITE *
- * 6'6 UTILITY ROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * OFF ROAD PARKING * LOW MAINTENANCE REAR GARDEN *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS. *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Two radiators. Two separate storage cupboards. Loft access. Doors to all rooms.

BEDROOM ONE: 14'3 (4.34m) x 12'4 (3.76m)

Radiator. Double glazed windows to front and side. Door to:

EN SUITE SHOWER ROOM:

Fitted with shower tray with shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Part tiled walls, tiled flooring. Double glazed window to side.

BEDROOM TWO: 12'5 (3.78m) x 11'0 (3.35m)

Radiator. Double glazed window to front.

BEDROOM THREE: 11'7 (3.53m) x 8'9 (2.67m)

Radiator. Double glazed window to side.

BATHROOM: 7'10 (2.39m) x 6'6 (1.98m)

Fitted with panelled bath with shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Radiator. Part tiled walls, tiled flooring. Double glazed window to side.

UTILITY ROOM: 6'6 (1.98m) x 4'11 (1.50m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards under, range of eye level cupboards. Wall mounted boiler. Radiator. Part tiled walls, tiled flooring. Double glazed door to side.

KITCHEN: 14'3 (4.34m) x 9'9 (2.97m)

Modern fitted kitchen comprising of Quartz work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage under, range of eye level cupboards, integral low level oven, four ring gas hob with extractor hood above, dishwasher, low level fridge and freezer. Radiator. Part tiled walls, tiled flooring. Double glazed window to rear.

LOUNGE: 16'11 (5.16m) x 14'11 (4.55m)

Radiator. Separate French style doors to conservatory. Access to Bedroom 4/Garage.

BEDROOM FOUR / GARAGE: 16'5 (5.00m) x 9'4 (2.84m)

Radiator. Double glazed window to rear.

CONSERVATORY: 22'1 (6.73m) x 12'4 (3.76m)

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

OUTSIDE:

Fully block paved driveway affording access for several vehicles, further access to electric roller shutter door with a small amount of storage. Flower bed to the front with mature shrubs and trees. Side access to rear garden. The front drive is partially retained by brick wall. The rear garden has a concrete path to the side adjacent to the conservatory. Further raised decking while the rest of the garden is laid to lawn. Outside lights and tap. The rear 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 C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to
Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - Yes. Conversion of garage to bedroom and store,
reference number 07/01208/FUL.





