

BLAKE & THICKBROOM



DESCRIPTION:

SHOW HOME CONDITION, boasting approximately 150 square meters total floor area.

Blake & Thickbroom are pleased to be offering for sale this beautifully presented four bedroom detached chalet style bungalow benefitting from two reception rooms and an approx 90' West facing rear garden. The property is conveniently located within easy reach of local shopping facilities and bus route to Clacton's town centre.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorn Road. At the far end, turn left into Thorpe Road, proceed along this road across the first mini roundabout and upon reaching the second mini roundabout, the property can be found on the left hand side

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 20'2 x 11'8 LOUNGE *

* 15'10 x 8' MODERN FITTED KITCHEN *

* GROUND FLOOR BATHROOM * TWO SHOWER ROOMS *

* 14'2 ORANGERY *

* GAS HEATING * DOUBLE GLAZING *

* 16'9 x 7'9 GARAGE & OFF ROAD PARKING *

* APPROX 90' WESTERLY FACING REAR GARDEN *

* VIEWING RECOMMENDED * SOLE AGENTS *

* VIDEO TOUR AVAILABLE * SOLE AGENTS *

FIRST FLOOR: BEDROOM TWO: 17'7 (5.36m) x 9'8 (2.95m)

Radiator. Shutter blinds. Ceiling fan. Double glazed window to rear.

BEDROOM THREE / DRESSING ROOM: 17'2 (5.23m) x 9'8 (2.95m)

Radiator. Fitted wardrobes & matching units. Shutter blinds. Double glazed window to front.

SHOWER ROOM: 7'4 (2.24m) x 4'9 (1.45m)

Fitted with shower tray with electric shower, vanity hand wash basin with mixer tap and cupboards below, low level WC. Extractor fan. Fully tiled walls. Double glazed Velux window to side.

FIRST FLOOR LANDING:

Radiator. Storage cupboard. Two eaves storage cupboards. Doors to all rooms. Stairs to ground floor. Three double glazed Velux windows to side.

ENTRANCE HALL:

New replacement composite entrance door to entrance hall. Radiator. Storage cupboard. Stairs to first floor. Doors to all rooms.

BEDROOM ONE: 17'5 (5.31m) x 11'7 (3.53m)

Radiator. Double glazed bay window to front. Door to:

EN SUITE SHOWER ROOM: 7'9 (2.36m) x 2'11 (0.89m)

Fitted with shower tray with shower attachment, pedestal hand wash basin with mixer tap, low level WC. Shaver point. Extractor fan. Radiator. Fully tiled walls. Double glazed window to side.

BEDROOM FOUR: 15'9 (4.80m) x 8'0 (2.44m)

(narrowing to 6'8). Two radiators. Two double glazed windows to side.

BATHROOM: 7'11 (2.41m) x 6'9 (2.06m)

Fitted with bath with shower attachment, vanity hand wash basin with mixer tap and cupboards below, low level WC. Radiator. Storage cupboard. Extractor fan. Fully tiled walls. Double glazed window to side.

KITCHEN: 15'10 (4.83m) x 8'0 (2.44m)

Modern fitted kitchen comprising grey fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, five ring gas hob with extractor hood above. Part tiled walls. Electric radiator. Replacement double glazed door to side. Double glazed window to side.

LOUNGE: 20'2 (6.15m) x 11'8 (3.56m)

Radiator. Log burner. Wooden bi-fold doors to:

ORANGERY: 14'2 (4.32m) x 11'11 (3.63m)

Electric vertical radiator. Double glazed windows to sides, skylight window and bi-fold doors to garden.

OUTSIDE:

Block paved driveway to the front of the property affording access for off road parking for several vehicles also access for turning. With raised area laid to shingle enclosed by brick wall. Side access leading to rear garden while the rest of the front is partially retained by low level wooden panelled fencing.

GARAGE:

The garage measures 16'9 x 7'9, power and light connected, wall mounted combi boiler(approx 1 year old), electric roller shutter door, service door to entrance hall.

REAR GARDEN:

The rear garden benefits from a Westerly facing aspect, measuring approximately 90' in length with hugely extended and improved paved areas adjacent to the bungalow with further paved area affording access for seating while the rest of the garden is mostly laid to lawn with a variety of mature trees, shrubs and flowers. Greenhouse, wooden storage shed to rear. Further paved area to rear and flower and shrub borders. Outside electric sockets, outside taps. Dual side access to front. The rear garden is partially retained by wooden panelled fencing.

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