



**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom Park Home benefitting from bathroom and ensuite and a substantial living / kitchen / diner space. The property is situated on a corner plot position affording a generous rear garden space. An internal inspection is recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the new bypass road. Proceed across the first roundabout onto the second part of the bypass. At the next roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. At the next roundabout turn left into London Road. Proceed through the centre of the village for approximately two miles towards the village of Weeley. Continue past Weeley Heath war memorial on the left hand side. Upon reaching the 40mph zone take a left into Gutteridge Hall Lane and turn immediately right into Clacton Road leading to Oakleigh Park. Proceed along Oakleigh Close and at the roundabout turn left and follow the road directly to the development, take the second turning on the right and the property can be found in the corner on the left hand side.

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

\* THREE BEDROOMS \*

\* LIVING / KITCHEN / DINER 21'10 x 18'10 \*

\* BATHROOM 9'1 x 5'6 \* ENSUITE \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* GATED COMMUNAL ENTRANCE \* GENEROUS GARDEN SPACE \*

\* ALLOCATED PARKING \* OVER 50s ONLY \*

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

\* VIEWING RECOMMENDED \*

**LIVING KITCHEN DINER:** 21'10 (6.65m) x 18'10 (5.74m)

Double glazed entrance door leading to Living Kitchen Diner. Modern fitted kitchen comprising of white laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, integrated fridge freezer, washing machine, dishwasher, low level oven, gas hob with extractor hood above. Separate storage cupboard, separate boiler cupboard. Two radiators. Double glazed aspects to side, front and rear, double glazed Velux window to front with French style doors to rear garden. Door to hallway.

**HALLWAY:**

Doors to all rooms.

**BEDROOM ONE:** 12'8 (3.86m) x 9'1 (2.77m)

Radiator. Fitted wardrobe. Double glazed window to rear. 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. Electric mirror. Heated towel rail. Part tiled walls. Extractor fan. Double glazed window to side.

**BEDROOM TWO:** 11'1 (3.38m) x 9'2 (2.79m)

Radiator. Fitted wardrobe. Double glazed window to front.

**BEDROOM THREE:** 9'2 (2.79m) x 6'4 (1.93m)

Radiator. Fitted wardrobe. Double glazed window to front.

**BATHROOM:** 9'1 (2.77m) x 5'6 (1.68m)

Fitted with panelled bath with shower attachment, shower screen, vanity hand wash basin with mixer tap, cupboards below, low level WC. Electric mirror. Heated towel rail. Part tiled walls. Extractor fan. Double glazed window to rear.

**OUTSIDE:**

To the front of the property, there is allocated parking with paved area pathway leading to front door. The rest of the front is mostly shingled with side access leading to the rear. The rear garden has a paved area and pathway adjacent to the Park home affording for seating while the rest of the garden is mostly laid to lawn with storage shed, outside lighting, outside tap. The rear garden is partially retained by wooden panelled fencing.

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