



# BLAKE & THICKBROOM



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FROBISHER DRIVE,  
WEST CLACTON, ESSEX, CO15 2QH  
£250,000 (Asking Price)

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**DESCRIPTION:**

Blake & Thickett are pleased to be offering in their opinion this very well presented semi detached bungalow situated on the highly regarded Tudor Development which can be found to the western outskirts of Clacton on Sea. The property is affording an enviable size frontage enabling off road parking for several vehicles with a sizeable rear garden benefitting from a workshop and summer house. A prompt viewing is recommended to fully appreciate what is on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road for some distance, passing the Toby Carvery on the left. Follow the road to the right where it converts to West Road. Continue along West Road passing the golf course on the left, at the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane. Turn left into Millers Barn Road, second right into Frobisher Drive and the property can be found on the right hand side.

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

\* TWO BEDROOMS \* 13'10 x 10'9 LOUNGE WITH PATIO DOORS LEADING TO REAR GARDEN \*

\* MODERN KITCHEN \* SHOWER ROOM WITH GLAZED WALK IN ENCLOSURE \*

\* GAS HEATING \* UPVC DOUBLE GLAZING \*

\* OFF ROAD PARKING FOR SEVERAL VEHICLES \*

\* REAR GARDEN WITH WORKSHOP AND 11' x 11' SUMMER HOUSE \*

\* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

UPVC double glazed side entrance door to L shaped entrance hall. Radiator, access to loft with telescopic ladder affording access to gas boiler. Built in storage cupboard. Doors to all rooms.

**LOUNGE:** 13'10 (4.22m) x 10'9 (3.28m)

Radiator, sliding double glazed patio doors to rear garden.

**KITCHEN:** 9'5 (2.87m) x 9'4 (2.84m)

Refitted with a range of laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer tap. Cupboards and drawers under, range of eye level cupboards. Integrated electric hob with extractor canopy above. Further built in electric oven, tiled splashbacks. Built in pantry cupboard, radiator. Double glazed window to rear. Double glazed stable style door to side.

**BEDROOM ONE:** 14'5 (4.39m) x 10'10 (3.30m)

Fitted with His & Hers wardrobes and matching top cupboards and dresser recess. Radiator, double glazed window to front.

**BEDROOM TWO:** 9'6 (2.90m) x 9'0 (2.74m)

(currently used as dining room) Radiator, double glazed window to front.

**SHOWER ROOM:**

Refitted with a white coloured suite comprising glass walk in shower enclosure, vanity wash basin, low level WC, chromium effect radiator, fully tiled walls, tiled flooring. Double glazed window to side.

**OUTSIDE:**

Lawned front garden and large hard standing area affording off road parking for at least five vehicle giving access to car port. Further access to rear garden. The rear garden has a large patio area, covered pergola area (former site of hot tub) storage shed and workshop. Lawned area leading to the foot of the garden where you will find a timber summer house. The garden is retained by timber panel fencing.

**SUMMER HOUSE:** 11'0 (3.35m) x 11'0 (3.35m)

Windows and door to front.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: C

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage Type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to web site [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: None

Non standard property features to note: None











