



DESCRIPTION:

Blake & Thickbroom are pleased to be offering, in their opinion, this truly exceptional 2022 built bungalow occupying a much larger than expected plot towards the outskirts of Clacton on Sea. A modern bungalow on a plot of this size is rarely available and a viewing is recommended at your earliest convenience.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West passing the Toby Carvery on the left leading into West Road. At the roundabout (Three Jays Public House ahead) turn right into Jaywick Lane. Proceed to the far end of Jaywick Lane and at the roundabout turn left into St Johns Road. After a short distance, take the second left into Oakview Crescent. Proceed to the end, turn right and follow the cul de sac to the left, up onto the block paviour driveway and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE DOUBLE BEDROOMS * MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE SHOWER ROOM *
- * 23' x 13'3 LUXURIOUSLY APPOINTED KITCHEN DINER with INTEGRATED APPLIANCES *
- * 15'9 x 15'2 LOUNGE with BI-FOLDING DOORS TO GARDEN *
- * SEPARATE UTILITY ROOM * FAMILY BATHROOM *
- * GAS HEATING * UPVC DOUBLE GLAZING *
- * ATTACHED GARAGE & OFF ROAD PARKING FOR AT LEAST SIX VEHICLES *
- * SUBSTANTIAL WRAP AROUND GARDEN ENJOYING SUNNY ASPECTS *
- * IMMACULATE PRESENTATION THROUGHOUT * BALANCE OF BUILDER'S WARRANTY *
- * VIDEO TOUR AVAILABLE * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite style entrance door to entrance hall. L shaped measuring approximately 25' in length with tiled flooring. Radiators. Doors to all rooms and service door to garage.

BEDROOM ONE: 14'5 (4.39m) x 13'9 (4.19m)

(into bay window). Radiator. Built in double wardrobe. Double glazed bay window to front and door to:

EN SUITE SHOWER ROOM:

Fitted with double width shower enclosure, hanging vanity wash basin with cupboards under, low level WC. Tiled flooring, fully tiled walls. Chromium effect radiator. Double glazed window to front.

BEDROOM TWO: 11'4 (3.45m) x 9'0 (2.74m)

Radiator. Built in double wardrobe. Access to loft. Double glazed window to side.

BEDROOM THREE: 11'4 (3.45m) x 9'0 (2.74m)

Radiator. Double glazed window to side.

FAMILY BATHROOM:

White coloured suite comprising of panelled bath with mixer tap and shower attachment with wall mounted shower over and shower screen, vanity wash basin with monobloc tap and drawers under, low level WC. Tiled flooring, fully tiled walls. Chromium effect radiator. Double glazed window to side.

UTILITY ROOM: 7'5 (2.26m) x 5'5 (1.65m)

Fitted to one wall with a range of laminated fronted units with laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, space for appliances under. Tiled flooring.

LOUNGE: 15'9 (4.80m) x 15'2 (4.62m)

Radiator. Vinyl tiled flooring. Fitted media storage. Double glazed bi-folding doors leading to patio and garden.

KITCHEN DINER: 23'0 (7.01m) x 13'3 (4.04m)

Luxuriously appointed with a range of navy coloured laminated fronted units comprising of Quartz work surfaces and matching central island, butler style sink with mixer tap over, cupboards, drawers and integrated appliances under. Integrated appliance consist of four ring gas hob, microwave oven, further single oven, fridge, freezer and dishwasher. Tiled flooring. Radiator. Double glazed window to rear, further double glazed double doors giving access to patio and rear garden.

OUTSIDE:

The property is affording a substantial block paviour driveway (approximately 40' x 28') affording off road parking for many vehicles and access to attached garage. Further artificial turfed area. Pedestrian access to rear garden. We are of the opinion there is ample space to create vehicular access to the rear garden. Garage (18' x 9') to brick piers with remote controlled up and over door, wall mounted gas boiler. Double glazed service door to garden and further service door to entrance hall.

REAR GARDEN:

This bungalow is situated on a substantial plot with large lawned wrap around garden measuring approx 60' in width. The gardens are predominantly lawned with large hardstanding area for a greenhouse, timber shed etc. To one side of the garden there is potential for additional vehicular storage with only a few minor amendments required. Large porcelain tiled patio area is served by both the kitchen diner and lounge and makes the most of the Southerly aspect. The garden is retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band D.
EPC Rating B.
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 - None.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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