



 **BLAKE &
THICKBROOM**

**LEYS DRIVE,
LITTLE CLACTON, ESSEX, CO16 9PA
£300,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to bring to the market this well presented three bedroom detached bungalow situated in the much sought after village of Little Clacton offering village stores, chemist, public house and Chinese takeaway. The property is situated on a corner plot position benefitting from a Westerly aspect in the rear garden. 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. Straight across the next roundabout at Brook Retail Park onto the second part of the bypass. Upon reaching the next roundabout take the third exit signposted towards the village of Little Clacton. Left at the next roundabout into London Road towards the centre of the village taking the first turning on the left into Leys Drive. Proceed to the end of Leys Drive and the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS *
- * 21'3 x 16'11 LOUNGE DINER *
- * 12'10 x 8'7 KITCHEN * UTILITY ROOM *
- * WET ROOM * 18'2 x 7'6 CONSERVATORY *
- * DOUBLE GLAZING * ELECTRIC HEATING *
- * OFF ROAD PARKING * LAWNED REAR GARDEN *
- * CORNER PLOT POSITION * VIEWING RECOMMENDED *
- * VILLAGE LOCATION *
- * VIDEO TOUR AVAILABLE * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Electric radiator. Loft access. Doors to all rooms.

BEDROOM ONE: 12'5 (3.78m) x 11'3 (3.43m)

Electric heater. Replacement double glazed window to front.

BEDROOM TWO: 11'3 (3.43m) x 8'1 (2.46m)

Electric heater. Replacement double glazed window to side.

BEDROOM THREE: 10'6 (3.20m) x 8'3 (2.51m)

Electric heater. Replacement double glazed window to side.

WET ROOM:

Fitted with walk in enclosed shower, vanity hand wash basin with mixer tap, cupboards below, high level WC. Extractor fan. Fully tiled walls. Electric heated towel rail. Replacement double glazed window to side.

LOUNGE: 21'3 (6.48m) x 16'11 (5.16m)

Electric heater. Replacement double glazed windows to side and rear, French style doors to rear. Access to:

KITCHEN: 12'10 (3.91m) x 8'7 (2.62m)

Modern fitted kitchen 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, fitted oven, electric hob with extractor hood above. Electric heater. Part tiled walls. Replacement double glazed windows to side and rear. Access to:

UTILITY ROOM:

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with plumbing for washer and dryer, pressurised cylinder. Fully tiled walls. Replacement double glazed window to rear, door to garden, accessed via conservatory / lean to.

CONSERVATORY / LEAN TO: 18'2 (5.54m) x 7'6 (2.29m)

Of brick based construction with panelled roof. Double glazed aspects to front, French style doors to front.

OUTSIDE:

Patterned concrete driveway affording access for off road parking to the front of the property. Partly laid to lawn with flowers, mature shrubs and trees. The front is enclosed by mature hedging with side access leading to rear garden. The rear garden enjoys both Westerly and Northern aspects. Continuation of patterned concrete leading to further paved area, partly laid to lawn. Wooden storage shed to remain. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating F.

Services Connected.

Electricity - Yes.

Gas - No.

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.





