



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this detached bungalow having been built in the mid 1980's as part of the highly regarded Grange Park development. The property is being offered for sale with no onward chain and benefits from a modern shower room and a low maintenance walled rear garden. A viewing is recommended to appreciate the position and size on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left as the road leads to the right it converts to West Road. Continue along West Road passing the golf club on the left hand side. At the roundabout (Three Jays Public House ahead of you) turn right into Jaywick Lane. Proceed up the hill and past The Wick Lodge public house on the right before discovering the bungalow on the right hand side.

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

- \* TWO BEDROOMS \* MASTER BEDROOM WITH FITTED WARDROBES \*
- \* 15'9 x 10'11 LOUNGE \* 10'9 x 9'1 KITCHEN \*
- \* 8'4 CONSERVATORY \* MODERN REFITTED SHOWER ROOM \*
- \* GAS HEATING (BOILER REFITTED 2019) \* REPLACEMENT DOUBLE GLAZING \*
- \* ATTACHED GARAGE WITH REMOTELY OPERATED ROLLER SHUTTER DOOR \*
- \* WALLED REAR GARDEN \* VIEWING RECOMMENDED \* SOLE AGENT \*

**ENTRANCE PORCH:**

UPVC double glazed entrance door to entrance porch. Tiled flooring, double glazed window to rear, further partially glazed entrance door to entrance hall.

**ENTRANCE HALL:**

Radiator, built in airing cupboard, access to loft, doors to all rooms.

**BEDROOM ONE:** 12'3 (3.73m) x 9'9 (2.97m)  
(to fitted wardrobes) Radiator, double glazed window to front.

**BEDROOM TWO:** 10'4 (3.15m) x 8'9 (2.67m)  
Radiator, double glazed window to front.

**LOUNGE:** 15'9 (4.80m) x 10'11 (3.33m)  
Radiator, sliding patio doors to conservatory.

**CONSERVATORY:** 8'4 (2.54m) x 7'1 (2.16m)  
Brick base construction with double glazed aspects to side and rear. Sliding patio doors to rear garden.

**KITCHEN:** 10'9 (3.28m) x 9'1 (2.77m)  
Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob and double oven. Integrated dishwasher. Wall mounted gas boiler (Fitted 2019) Double glazed window to rear.

**SHOWER ROOM:**

Refitted with a white coloured suite comprising shower quadrant, vanity wash basin with cupboards under. Low level WC, part tiled walls, radiator. Double glazed window to side.

**OUTSIDE:**

Partially walled frontage with box hedging and driveway providing off road parking and access to attached garage. Further pedestrian access to rear garden. The garage is 16'1 x 9'9 Remotely operated roller shutter door, power and light connected. Double glazed window and UPVC service door to rear garden. Low maintenance style rear garden, paved interspersed with shingle and shrub borders. Retained by brick wall and timber fencing.

**AGENTS NOTES:**

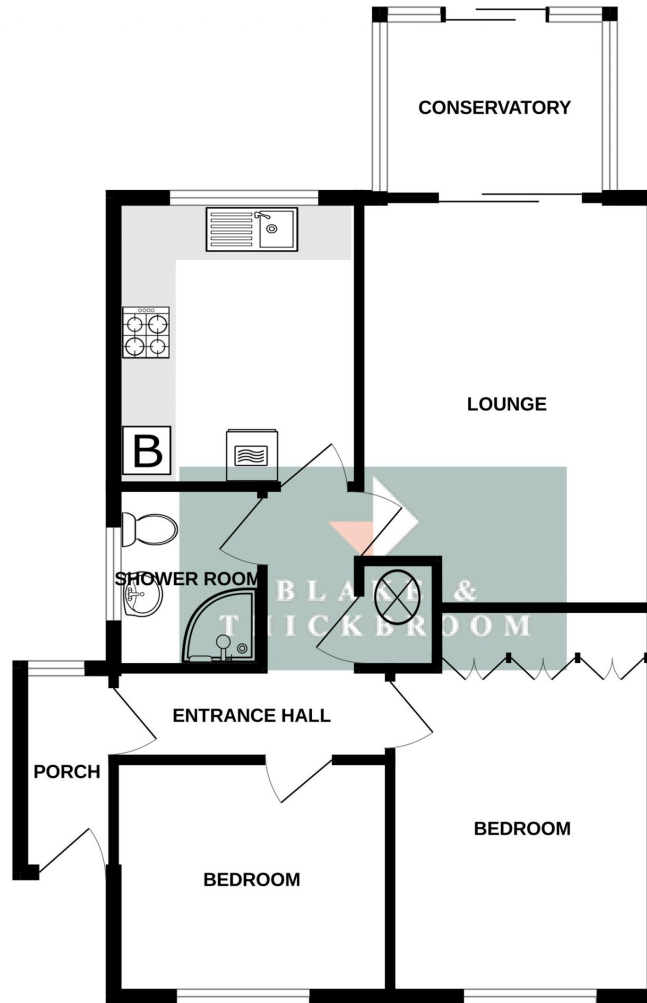
Material information for this property  
Tenure is Freehold. Council Tax Band: C. EPC: D  
Services connected  
Electricity: Yes  
Gas: Yes  
Water: Yes  
Sewerage type: Mains  
Telephone and Broadband coverage: Disconnected  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges: None  
Non standard property features to note: None







GROUND FLOOR



JAYWICK LANE, CLACTON-ON-SEA, ESSEX, CO16 8BG

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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