



 **BLAKE &  
THICKBROOM**

**LEYS DRIVE,  
LITTLE CLACTON, ESSEX, CO16 9RE  
£270,000 (Asking Price)**



**DESCRIPTION:**

**NO ONWARD CHAIN**

Blake & Thickbroom are delighted to be offering for sale this two bedroom detached bungalow situated in the much sought after Little Clacton village. The property is situated within easy reach of local shops, schools and bus routes. An internal viewing is recommended to avoid missing out on this opportunity.

**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. At 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. The bungalow can be found on the right hand side.

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

\* VIDEO TOUR AVAILABLE \* NO ONWARD CHAIN \*

\* TWO BEDROOMS \* 7'4 x 5'5 WET ROOM \*

\* 9'11 x 9'7 KITCHEN \* 18' x 11'11 LOUNGE \*

\* 12'1 x 7'6 CONSERVATORY \* 18'11 x 8'3 GARAGE \*

\* ELECTRIC HEATING \* DOUBLE GLAZING \* OFF STREET PARKING \*

\* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Airing cupboard, storage cupboard, access to loft, electric heater. Doors to all rooms.

**BEDROOM ONE:** 12'7 (3.84m) x 11'11 (3.63m)

(narrowing to 10'4) Electric heater, replacement double glazed window to front.

**BEDROOM TWO:** 13'4 (4.06m) x 9'11 (3.02m)

Electric heater, replacement double glazed window to rear.

**WET ROOM:** 7'4 (2.24m) x 5'5 (1.65m)

Low level WC, vanity hand wash basin, electric shower, fully tiled walls, extractor fan, replacement double glazed window to side.

**KITCHEN:** 9'11 (3.02m) x 9'7 (2.92m)

Fitted with white fronted units with laminated rolled edge work surfaces. Inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted oven with electric hob and extractor hood. Part tiled walls, replacement double glazed window and door to side.

**LOUNGE:** 18'0 (5.49m) x 11'11 (3.63m)

Electric heater, electric fire, replacement double glazed window to front. Single glazed window and doors leading to conservatory.

**CONSERVATORY:** 12'1 (3.68m) x 7'6 (2.29m)

Double glazed aspects to side and rear with sliding door to garden.

**OUTSIDE:**

To the front of the property concrete driveway affording off park parking and remainder being laid to lawn with shrubs and trees. Side access leading to rear garden. Concreted area adjacent to the rear of the bungalow with further access to the garage. The remainder is laid to lawn with a variety of flower, shrubs and mature trees. The garden is partially retained by wooden panel fencing.

**GARAGE:** 18'11 (5.77m) x 8'3 (2.51m)

Up and over door, service door to side, single glazed window to rear.

**AGENTS NOTES:**

Material Information for this property

Tenure is Freehold. Council Tax Band: C. EPC Rating F.

Services connected

Electricity: Yes

Water: Yes

Gas: No

Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: none





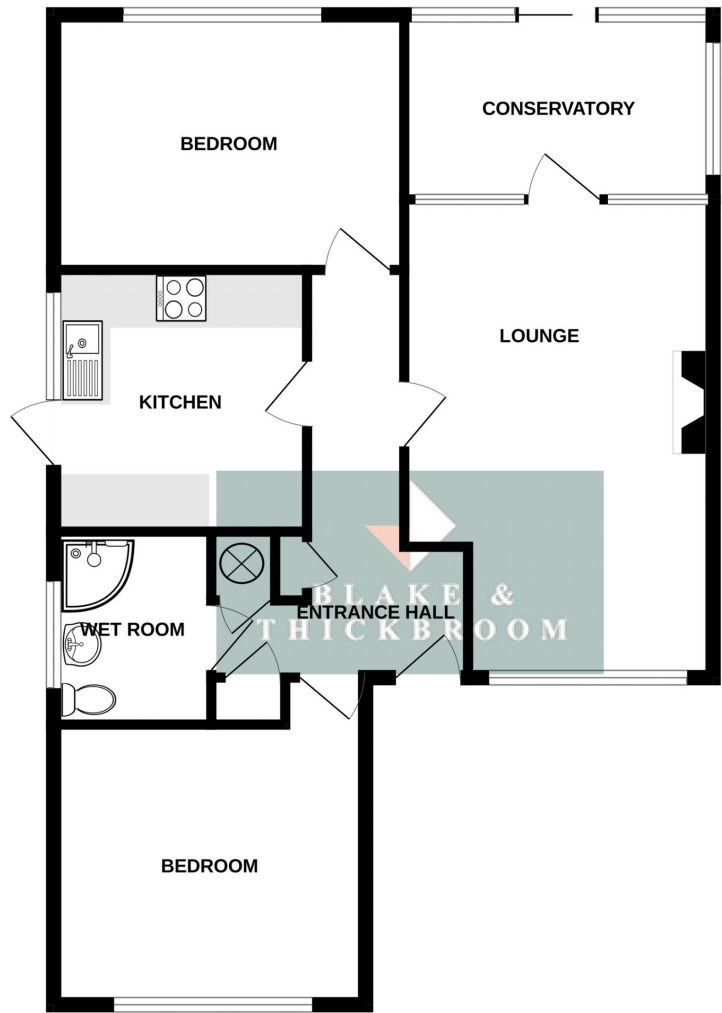








GROUND FLOOR



LEYS DRIVE, LITTLE CLACTON, ESSEX, CO16 9RE

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.  
Made with Metropix ©2025