



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious detached bungalow situated on the outskirts of Clacton's town centre on the favoured Grange Park development. The property can be found within a mile of local shopping facilities and bus route to Clacton's town centre. A viewing is recommended to fully appreciate the size and location of this bungalow.

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 along Jaywick Lane passing the Wick Lodge public house on the right before turning right into Bluehouse Avenue. Take the first left into Sudbourne Avenue, proceed to the far end before finding the bungalow on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * MASTER BEDROOM WITH ENSUITE WET ROOM *
- * 19'6 x 13'7 LOUNGE *
- * 19'6 x 10'9 (max) KITCHEN DINER with FITTED APPLIANCES *
- * REFITTED FAMILY BATHROOM *
- * UTILITY ROOM *
- * GAS HEATING * SOLAR PANELS CONTRIBUTING TO ELECTRICITY COSTS *
- * AMPLE OFF ROAD PARKING * INTEGRAL GARAGE *
- * CUL DE SAC POSITION * VIDEO TOUR AVAILABLE *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch with further double glazed window to front and door to:

ENTRANCE HALL:

Wood flooring. Access to two bedrooms, family bathroom and further access to kitchen diner.

KITCHEN DINER: 19'6 (5.94m) x 10'9 (3.28m)

(narrowing to 7'10). The kitchen area is fitted with a range of laminated fronted units with granite work surfacing, inset double bowl sink unit with mixer tap over, range of base units with matching eye level cupboards, integrated five ring gas hob and double oven. Radiator. Double glazed window to side, further door to:

UTILITY ROOM: 8'0 (2.44m) x 5'4 (1.63m)

Fitted with a range of laminated units with granite work surfacing, matching eye level cupboards. Radiator. Double glazed window and door to side.

LOUNGE: 19'6 (5.94m) x 13'7 (4.14m)

Wood flooring. Feature corner fitted multi fuel burner. Radiator. Double glazed window to front, double glazed double doors leading to rear garden.

BEDROOM ONE: 14'2 (4.32m) x 11'0 (3.35m)

(plus bay recess). Radiator. Double glazed bay window to front, further double glazed window to side. Door to:

ENSUITE WET ROOM:

Fitted with wall mounted shower unit, feature glass vanity wash basin, low level WC. Fully tiled walls, tiled flooring. Double glazed window to side.

BEDROOM TWO: 14'0 (4.27m) x 8'1 (2.46m)

Radiator. Double glazed window to rear.

BEDROOM THREE: 11'0 (3.35m) x 10'8 (3.25m)

Radiator. Double glazed window to rear.

BEDROOM FOUR: 11'0 (3.35m) x 8'0 (2.44m)

Currently used as a Hobby Room. Radiator. Double glazed window to front.

BATHROOM:

Refitted with a white coloured suite comprising of jacuzzi panelled bath with wall mounted shower unit over, vanity wash basin, low level WC. Wood flooring. Chromium effect radiator. Built in airing cupboard housing wall mounted gas boiler (fitted in January 2025).

OUTSIDE:

Substantial block paved driveway affording off road parking for at least three vehicles, additional gravelled garden area. Pedestrian access down either side to the rear garden and access to integral garage with service door to rear garden. The rear garden is unoverlooked and hosts a large decked area adjacent to the rear of the bungalow and served from the lounge stepping down onto formal lawned garden with flower and shrubbery beds, retained by timber panelled fencing.

...





