



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved detached bungalow situated to the outskirts of Frinton on Sea within the highly regarded Kirby Cross area. The property is boasting a Wren fitted kitchen and open plan living arrangements which opens up onto the rear garden and an internal viewing is recommended to fully appreciate the size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for its entirety where it converts to Kings Parade. At the roundabout take the second exit following signs for Frinton & Walton. Proceed across the marshes, straight across the mini roundabout and through the village of Gt Holland. Under the railway bridge and at the mini roundabout turn right towards Frinton & Walton. After about three quarters of a mile turn left into Village Way (before you reach Parkers Garden Center). Turn right into Village Close, right into Wellfield Way, follow Wellfield Way around to the right and right into Bellamy Close. The bungalow can be found at the foot of the cul de sac almost immediately ahead of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 13'4 x 11' LOUNGE AREA *
- * 18' x 7'6 REFITTED KITCHEN * REFITTED BATHROOM *
- * DOUBLE GLAZING * GAS HEATING * OFF ROAD PARKING *
- * GARAGE * QUITE CUL DE SAC POSTION *
- * WITHIN A 5 MINUTE DRIVE OF FRINTON ON SEA *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Double glazed side entrance door to entrance hall. L Shaped entrance hall, radiator, LVT flooring, built in airing cupboard, access to loft. Doors to all rooms.

BEDROOM ONE: 10'4 (3.15m) x 9'10 (3.00m)

Radiator, Double glazed bow window to front.

BEDROOM TWO: 9'6 (2.90m) x 8'9 (2.67m)

Radiator, double glazed window to side, further double glazed bow window to front.

LOUNGE: 13'4 (4.06m) x 11'0 (3.35m)

LVT flooring, double glazed double doors overlooking rear garden, open plan access to kitchen.

KITCHEN: 18'0 (5.49m) x 7'6 (2.29m)

Refitted with a range of laminated units to two walls with laminated work surfaces and breakfast bar with inset one and a half bowl sink unit with mixer tap over. Cupboards and drawers under, range of matching eye level cupboards with work surface lighting under. Integrated dishwasher and washing machine. Continuation of LVT flooring, double glazed windows to rear and side.

BATHROOM:

Refitted with a white coloured suite comprising of panelled bath with wall mounted shower unit over. Low level WC, cabinet mounted vanity wash basin with mixer tap over. Tiled flooring, partially tiled walls, chrome effect radiator. Double glazed window to side.

OUTSIDE:

The property occupies a mews position with lawned fronted and gravelled driveway providing parking area and access to attached garage. Further pedestrian access to rear garden. The garage has a up and over door, wall mounted gas boiler, power and light connected. The rear garden is laid to lawn with a raised patio area adjacent to the rear of the property. The garden is retained by mature hedging 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: 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: None

Non standard property features to note: None



