



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented detached bungalow built by the highly regarded local builders, Burfoot Homes. The property is boasting a fitted kitchen with appliances, a master bedroom with walk in wardrobe and ensuite shower room and a sizeable conservatory accessed from the lounge. A viewing is recommended to fully appreciate the quality of the property on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue passing Aldi supermarket on the left. At the roundabout proceed straight across into Old Road. Follow Old Road for some distance filter into the left hand lane leading round to London Road. At the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorne Road. At the far end turn left into Thorpe Road. Proceed across the zebra crossing and at the top of the hill turn right into Chilburn Road. Take the first turning on the right into Highlands Park and next right into Highlands Grove. The bungalow will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE *
- * 19' x 11'3 LOUNGE * 11'1 CONSERVATORY *
- * 13'3 KITCHEN DINER WITH FITTED APPLIANCES *
- * FAMILY BATHROOM *
- * GAS HEATING * DOUBLE GLAZING *
- * GARAGE & OFF ROAD PARKING *
- * LOW MAINTENANCE WESTERLY FACING REAR GARDEN *
- * WITHIN TWO MILES OF MAJOR SUPERMARKET OUTLETS *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance hall. Engineered wood flooring. Radiator. Built in double airing cupboard, further built in storage cupboards and doors to all rooms.

LOUNGE: 19'0 (5.79m) x 11'3 (3.43m)

Radiator. Timber fire surround. Double glazed window to rear, further double glazed double doors leading to:

CONSERVATORY: 11'1 (3.38m) x 8'10 (2.69m)

Of brick based construction with tiled flooring. UPVC double glazed aspects to sides and rear. Radiator. Double doors to rear garden.

KITCHEN DINER: 13'3 (4.04m) x 9'1 (2.77m)

Re-comprehensively fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers under, range of matching eye level cupboards with work surface lighting under, integrated electric hob with extractor canopy above, further integrated double oven, fridge, freezer and washing machine. Tiled flooring. Tiled splashbacks. Radiator. Matching breakfast bar. Double glazed window to front.

BEDROOM ONE: 14'7 (4.45m) x 11'3 (3.43m)

Radiator. Walk in wardrobe fitted with shelving, hanging space and radiator. Double glazed window to rear. Door to:

EN SUITE SHOWER ROOM:

Fitted with recessed shower cubicle, vanity wash basin, low level WC. Fully tiled walls, tiled flooring. Chromium effect radiator. Double glazed window to side.

BEDROOM TWO: 11'3 (3.43m) x 11'2 (3.40m)

(max). Radiator. Built in storage cupboard. Radiator. Double glazed arch window to front.

BEDROOM THREE: 11'2 (3.40m) x 7'9 (2.36m)

Radiator. Double glazed window to side.

FAMILY BATHROOM:

White coloured suite comprising of panelled bath, vanity wash basin with cupboards under, low level WC. Fully tiled walls, tiled flooring. Chromium effect radiator. Double glazed window to side.

OUTSIDE:

Substantial frontage with block paved parking area and pathways with coloured stone beds interspersed with shrubbery border. Pedestrian access down the side of the property to the rear garden and access to attached garage (with up and over door, wall mounted boiler). The rear garden is of low maintenance design, predominantly paved with artificial turf leading to raised beds retained by timber sleepers, further step up to additional patio area and timber shed. The garden is retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band D.
EPC Rating TBC.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - 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.



