



**ABBIGAIL GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 6QS
£450,000 (Offers Over)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this impeccably presented and much improved detached bungalow situated within the highly regarded East Clacton area affording easy access to Clacton's regenerated seafront, railway station and town centre. An internal viewing is recommended to fully appreciate the quality and size on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. Take the first right into Skelmersdale Road, proceed pass the railway station on the left and at the junction with Holland Road, turn left into Holland Road. Proceed along Holland Road for approximately three quarters of a mile and Abbigail Gardens can be found on the right hand side. Proceed into Abbigail Gardens and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM *
- * 15'3 x 14'5 LOUNGE * 18'4 (max) x 9'5 LUXURIOUSLY REFITTED KITCHEN with INTEGRATED QUALITY APPLIANCES and COOKING STATION *
- * SEPARATE UTILITY ROOM * 11'4 CONSERVATORY *
- * REFITTED HIGH QUALITY BATHROOM *
- * GAS HEATING * UPVC DOUBLE GLAZING with INTEGRATED BLINDS *
- * LOW MAINTENANCE SOUTHERLY FACING REAR GARDEN *
- * 17'4 GARAGE with AUTOMATED ROLLER SHUTTER DOOR *
- * ELECTRICAL VEHICLE CHARGER POINT * OFF ROAD PARKING *
- * IMPECCABLE PRESENTATION THROUGHOUT *
- * FAVOURED LOCATION * VIEWING RECOMMENDED *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance lobby and further double glazed entrance door to entrance hall. Radiator. Built in storage cupboards. LVT flooring. Doors to all rooms.

LOUNGE: 15'3 (4.65m) x 14'5 (4.39m)

With fire surround and inset electric fire and concealed mood lighting. Radiator. Sliding patio doors to:

CONSERVATORY: 11'4 (3.45m) x 9'10 (3.00m)

Of UPVC construction with double glazed aspects to all sides. Underfloor heating. Double doors to rear garden.

KITCHEN: 18'4 (5.59m) x 9'5 (2.87m)

(max). Luxuriously reappointed with a range of high gloss finish laminated fronted units comprising of quartz work surfaces with bolt under sink, mixer tap with boiler tap over, range of cupboards and drawers under, matching eye level cupboards, further retractable shelving, central cooking station with integrated electric hob and retractable extractor, further integrated twin ovens, coffee machine, fridge, freezer, wine cooler and dishwasher. Designer upstanding radiator. Double glazed window overlooking rear garden, further door to:

UTILITY ROOM: 6'1 (1.85m) x 5'1 (1.55m)

Fitted with a range of high gloss laminated fronted units with quartz work surfacing, fitted storage cupboards to one wall, further base units concealing space for washing machine and tumble dryer. Concealed wall mounted gas boiler. UPVC double glazed door to side.

BEDROOM ONE: 16'5 (5.00m) x 9'9 (2.97m)

(to bank of fitted wardrobes). Radiator. Double glazed bay window to front, further door to:

EN SUITE SHOWER ROOM:

Refitted with a recessed shower cubicle, wall mounted wash basin with monobloc tap over, enclosed cistern WC. Partially tiled walls. Double glazed window to front.

BEDROOM TWO: 11'3 (3.43m) x 10'10 (3.30m)

(currently used as a Dining Room). Radiator. Double glazed window to side.

BEDROOM THREE: 10'7 (3.23m) x 9'0 (2.74m)

(to bank of fitted wardrobes). Radiator. Double glazed window to front.

BATHROOM: 10'7 (3.23m) x 7'1 (2.16m)

Refitted with a white coloured suite comprising of oversized panelled bath with wall integrated shower controls and raindrop shower head over, shower screen. Fitted furniture, top mounted wash basin and monobloc tap, enclosed cistern WC. Tiled walls. Chromium effect radiator. Double glazed window to side.

OUTSIDE:

Block paved frontage and driveway with weatherproof AC outlets and electric vehicular charger point. Access to attached garage (17'4 x 9'6) with power and light connected and automated rolled shutter door, service door to rear garden. Access on either side of the bungalow to the rear garden. The rear garden enjoys continuation of block paving forming patio areas around the rear of the bungalow. Steps up to artificially turfed area with raised flower and shrubbery beds to the rear boundary. The garden is retained by timber fencing and brick walls. Courtesy lighting around the bungalow is provided by soffit mounted downlighters.

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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 - Yes. 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 - Yes. Solar panels have been fitted to the roof under a lease agreement and the owners are benefitting from reduced electricy costs.





