



**BLAKE &
THICKBROOM**

**FRESHWATER LANE,
CLACTON-ON-SEA, ESSEX, CO15 4JZ
£290,000 (Asking Price)**

DESCRIPTION:

SUPERBLY REFURBISHED & EXTENDED !

A beautifully presented extended detached bungalow having undergone a programme of refurbishment by the current owner and now offering stunning accommodation throughout and benefits from a south facing garden on this popular modern development on the northern outskirts of Clacton's town centre. The property is offered for sale with no onward chain and an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the fourth exit into the original part of St Johns Road leading into the center of Gt Clacton. Left at the former Queens Head public house into North Road. Proceed along North Road taking the second turning right into Thorpe Road. Proceed along Thorpe Road, across the next mini roundabout taking the next turning right into Freshwater Lane. Continue along Freshwater Lane and the bungalow can found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * NEW WHITE BATHROOM SUITE *
- * 11'1 NEW FITTED KITCHEN WITH BUILT IN APPLIANCES * 14'8 LOUNGE *
- * 19'10 EXTENDED ORANGERY * NEW CARPETS & FLOORING *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT *
- * GARAGE * SOUTH FACING GARDEN * KEYS TO VIEW *

ENTRANCE HALL:

Composite double glazed entrance door to entrance hall. Radiator, access to loft housing gas boiler. Storage cupboard, LVT flooring.

BEDROOM ONE: 11'1 (3.38m) x 10'2 (3.10m)

Radiator, window to front.

BEDROOM TWO: 11'2 (3.40m) x 8'1 (2.46m)

Radiator, window to front.

BATHROOM:

New white suite comprising panelled bath with mixer taps and shower attachment. Vanity wash basin, enclosed low level WC, fully tiled walls, tiled flooring. Down lighters, heated towel rail. Window to side.

KITCHEN: 11'1 (3.38m) x 8'5 (2.57m)

Luxuriously appointed with a range of new high gloss finish coloured laminated fronted units comprising inset one and a half bowl single drainer sink unit with mixer tap. Cupboards under, eye level cupboards, inset hob unit, extractor hood above, further built in single oven with microwave oven above. Cupboard storage above and below. Integrated fridge freezer, integrated washing machine and dryer. Part tiled walls, LVT flooring, window to rear, glazed door to orangery.

LOUNGE: 14'8 (4.47m) x 13'10 (4.22m)

Ornamental moulded fire surround with fitted electric fire. Radiator, window to rear, double glazed double doors to orangery.

ORANGERY: 19'10 (6.05m) x 9'5 (2.87m)

Brick base, roof lantern window, windows to side and rear. Glazed door to outside.

OUTSIDE:

Block paved front garden and driveway providing off road parking leading to garage. Up and over door, power and light connected. Side gate access leading through to south facing lawned rear garden, paved patio area, raised flower and shrub borders. Outside lighting, outside tap. The rear garden is enclosed by panel fencing.

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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 & Broadband coverage: Unknown due to the property being vacant

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: Yes

The property was given planning permission for extension of the existing conservatory to form larger extension/orangery.

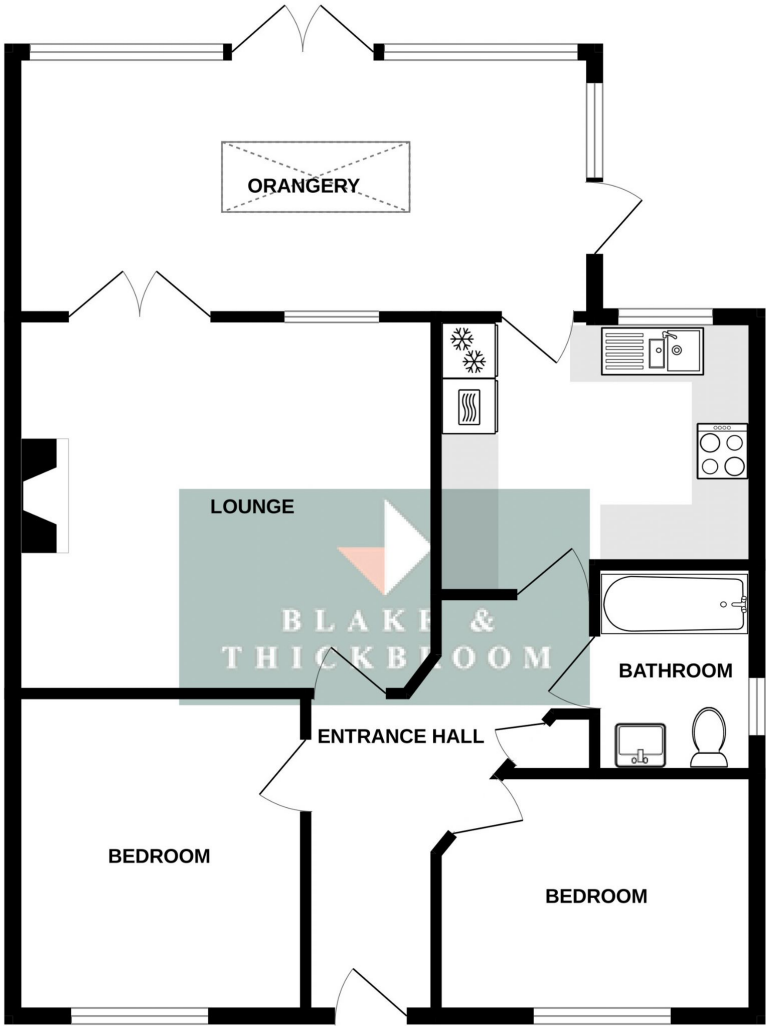
Planning application no@ 25/00951/FULHH

Copy of planning permission on file.





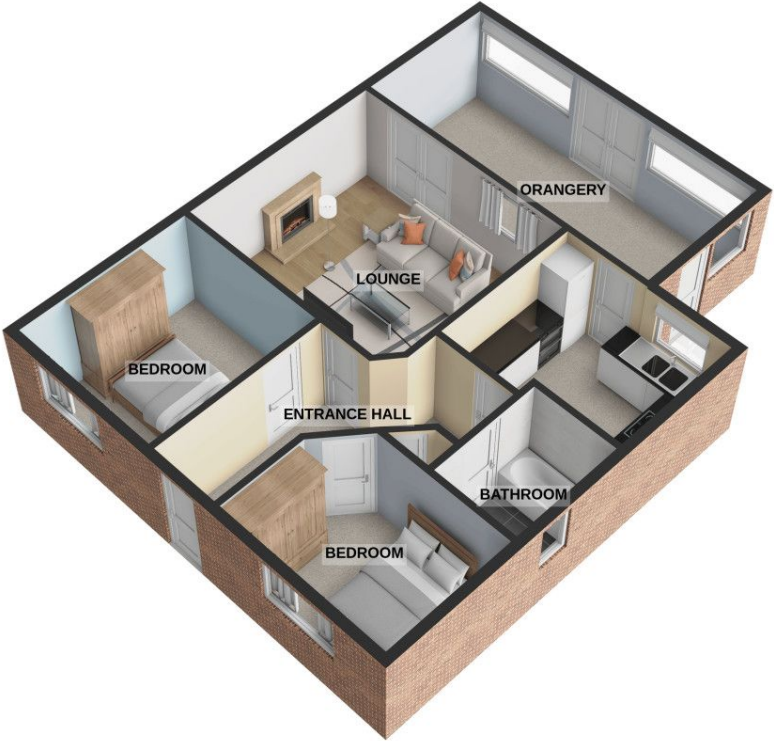
GROUND FLOOR



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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.
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GROUND FLOOR
75.1 sq.m. (809 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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