BLAKE & THICKBROOM

GORSE LANE,
CLACTON-ON-SEA, ESSEX, CO15 4RW
£425,000 (Asking Price)

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DESCRIPTION:
Set in a sought after non estate location this charming 1960's built chalet style bungalow which sits on a generous quarter of an acre plot with landscaped gardens. The property has been tastefully modernised by the current owners over the past few years and now offers bright and spacious accommodation throughout. An internal viewing is a must to appreciate the quality of home on offer. The property benefits from substantial detached garage/workshops measuring approximately 30' x 20' offering excellent space for hobby/storage or potential for conversion (subject to planning). There is also two driveways providing off road parking for numerous vehicles. This delightful home combines the charm of its 1960's origins with modern living standards, all set in a well regarded location a rare opportunity not to be missed.

DIRECTIONS:
PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout, take the fourth exit on the right hand side into the original part of St Johns Road. Proceed into the centre of Great 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 for approximately one mile. Across two mini roundabout and taking the next turning right into Gorse Lane. Proceed along Gorse Lane and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * GROUND FLOOR MODERN WHITE BATHROOM *

* 14' LOUNGE * 14'3 FITTED KITCHEN/DINER WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, INTEGRATED FRIDGE, FREEZER *

* GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZED WINDOWS THROUGHOUT *

* RECEPTION HALLWAY * LANDSCAPED GARDENS * QUARTER OF AN ACRE PLOT *

* TWO DRIVEWAYS * 30' x 20' DETACHED GARAGE/WORKSHOP * SOLE AGENTS *

FIRST FLOOR: BEDROOM THREE: 14'3 (4.34m) x 9'5 (2.87m)
Radiator, built in drawer unit, eaves storage cupboard. Window to rear. Internal glass panel to landing.

LANDING:
Window to front. Stair flight to ground floor.

RECEPTION HALL:
Double glazed entrance door to reception hallway. Radiator, stair flight to first floor. Doors to:

BEDROOM ONE: 13'7 (4.14m) x 9'5 (2.87m)
Radiator, windows to front and side.

BEDROOM TWO: 9'7 (2.92m) x 8'5 (2.57m)
Radiator, window to front.

BATHROOM:
Modern white suite comprising panelled bath with mixer tap, vanity hand wash basin, low level WC, fully tiled walls, laminated wood flooring, radiator, extractor fan. Windows to front.

LOUNGE: 14'0 (4.27m) x 10'5 (3.18m)
Ornamental moulded fire surround with marble effect inset and hearth, radiator. Windows to front and rear.

KITCHEN DINER: 14'3 (4.34m) x 11'6 (3.51m)
Well appointed with a range of cream coloured laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Inset electric hob unit, extractor hood above. Built in double oven with cupboard storage above and below. Integrated fridge and freezer. Radiator, down lighters, airing cupboard. Laminated wood flooring, cupboard housing gas boiler. Windows to side and rear. Double glazed door to outside lobby.

LOBBY AREA:
Further windows to side and rear, double glazed door to rear garden.

OUTSIDE:
As previously mentioned the property occipes a non estate location with a plot of approximately quarter of an acre. Lawned front garden, with flower and shrub borders, ornamental picket fencing. In and out driveway providing off road parking for three vehicles. Further driveway to the left hand side of the plot with five bar farm gate leading to additional parking area for three/four vehicles. 30' x 20' Detached garage/workshop with wooden panel entrance doors, power and light connected. Landscaped lawned rear garden, flower and shrub borders. Paved patio area, timber framed storage shed to remain. Further lawned area to the left hand side of the plot. The garden is enclosed by panel fencing. Outside security lighting, outside tap. Ornamental street lamp to remain.

AGENTS NOTES:
Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: TBA
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: 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: No
Non standard property features to note: Yes
There is a public right of way/former bridle path to the left hand side of the plot which is included within the title of this property.

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