



**BLUE HOUSE DRIVE,
CLACTON-ON-SEA, ESSEX, CO16 8GY
£350,000 (Asking Price)**

DESCRIPTION:

Superb opportunity to acquire a spacious detached bungalow built in 2021 nestled within a desirable Bluehouse Gardens development on the outskirts of town. This modern single story home offers a blend of contemporary design comfortable easy living ideal for families or retiring purchaser seeking a quite yet accessible location. As the vendors chosen sole agent, an internal viewing if 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 first exit on the left into St Johns Road. Proceed along St Johns Road for approximately half a mile across the first mini roundabout, through the next roundabout at Bocking Elm shops and continue along St Johns Road for a further quarter of a mile. Through the traffic lights, left at the next mini roundabout into Jaywick Lane. Proceed a short distance and Bluehouse Gardens entrance can be found as a turning on the right hand side. Proceed into Bluehouse Gardens for a short distance and Bluehouse Drive can be found as a first turning on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * EN SUITE SHOWER ROOM *

* MODERN WHITE BATHROOM SUITE * 13'7 x 13'1 LOUNGE * 8'1 UTILITY ROOM *

* 12'2 x 10'9 FITTED KITCHEN WITH BUILT IN OVEN, HOB UNIT, EXTRACTOR HOOD, DISHWASHER, FRIDGE & FREEZER *

* 14'2 x 13'9 CONSERVATORY * DRIVEWAY & 23' DETACHED GARAGE *

* BALANCE OF 10 YEAR BUILDERS WARRANTY *

* FULLY DOUBLE GLAZED * ENCLOSED REAR GARDEN * SOLE AGENTS *

RECEPTION HALL:

Composite double glazed entrance door to reception hallway. Tiled flooring, dado rail, radiator, access to loft, storage cupboard. Doors to:

BEDROOM ONE: 12'3 (3.73m) x 11'9 (3.58m)

Radiator, window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Shower cubicle, hand wash basin, low level WC, fully tiled walls, extractor fan, down lighters. Window to side.

BEDROOM TWO: 13'8 (4.17m) x 9'3 (2.82m)

Radiator, window to front.

BEDROOM THREE: 11'6 (3.51m) x 9'2 (2.79m)

Radiator, window to side.

FAMILY BATHROOM:

White suite comprising panelled bath with mixer tap and shower attachment. Hand wash basin, low level WC, fully tiled walls, tiled flooring. Heated towel rail, down lighters, extractor fan. Window to side.

LOUNGE: 13'7 (4.14m) x 13'1 (3.99m)

Radiator, window to rear.

UTILITY ROOM: 8'1 (2.46m) x 5'0 (1.52m)

Fitted with a range of grey coloured laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer tap. Cupboards under, eye level cupboards. Wall mounted gas boiler, part tiled walls, down lighters, tiled flooring. Window to side.

KITCHEN: 12'2 (3.71m) x 10'9 (3.28m)

Well appointed with a range of grey coloured laminated fronted units comprising laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards under, eye level cupboards. Inset electric hob unit, extractor hood above, single oven below. Integrated fridge, freezer and dish washer, down lighters, tiled flooring, part tiled walls, radiator. Window to side, sliding double glazed patio doors to conservatory.

CONSERVATORY: 14'2 (4.32m) x 13'9 (4.19m)

UPVC construction, panelled vaulted roof, glazed panels to side and rear, glazed double doors to rear garden.

OUTSIDE:

Flower and shrub borders to the front of the property. Outside lighting, block paved driveway to the left hand side of the property providing off road parking for one vehicle leading to detached garage 23' x 9' Up and over door, power and light connected. Side gate access leading through to lawned rear garden, paved patio area, outside light, outside tap. The rear garden is enclosed by panel fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold. Council Tax Band: D. EPC: B

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: Yes to be advised

Non standard property features to note: None



