



DESCRIPTION:

Blake & Thickbroom are delighted to be bringing to the market this beautifully presented and extended three bedroom detached bungalow set within the sought after Tudor Development offering spacious and versatile accommodation ideal for family living or those looking to downsize without compromise. The property is within easy reach of local amenities, schools and transport links and an internal viewing is highly recommended to avoid missing out on this opportunity. Call our offices to arrange a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West leading into West Road. Proceed along West Road passing the golf club on the left hand side. At the roundabout (Three Jays public house ahead of you) turn right into Jaywick Lane, immediately left passing the parade of shops on the right into Marlowe Road. Proceed to the end turning left onto Millers Barn Road, the road continues into Park Square East. Left into Spenser Way, left onto Tudor Green. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* THREE DOUBLE BEDROOMS * 16'1 x 13' LOUNGE *

* 11'8 x 9'5 DINING AREA * 12'4 x 7'8 CONSERVATORY *

* 16' x 12' KITCHEN * GAS HEATING * DOUBLE GLAZING *

* 18'8 x 7'4 GARAGE * SOLAR PANELS * OFF ROAD PARKING * VIEWING RECOMMENDED *

ENTRANCE PORCH:

Replacement double glazed entrance door to entrance porch. Entrance door to entrance hall.

ENTRANCE HALL:

Radiator, access to loft, doors to all rooms.

BEDROOM ONE: 15'4 (4.67m) x 9'10 (3.00m)

(into bay recess) Radiator, replacement double glazed bay window to front.

BEDROOM TWO: 14'6 (4.42m) x 9'2 (2.79m)

Radiator, fitted wardrobes, replacement double glazed window to front.

BEDROOM THREE: 10'0 (3.05m) x 9'11 (3.02m)

Radiator, airing cupboard, replacement double glazed window to side.

SHOWER ROOM: 9'8 (2.95m) x 6'8 (2.03m)

Refitted suite comprising low level WC, vanity hand wash basin with mixer tap and cupboard under. Walk in shower tray with shower attachment and sliding door. Two heated towel rails, part tiled walls, replacement double glazed window to side.

LOUNGE: 16'1 (4.90m) x 13'0 (3.96m)

Two radiators, electric fire, two replacement double glazed windows to side. Access to dining area.

DINING AREA: 11'8 (3.56m) x 9'5 (2.87m)

Radiator, replacement double glazed window to side, access to conservatory and kitchen.

KITCHEN/BREAKFAST ROOM: 16'0 (4.88m) x 12'0 (3.66m)

Modern fitted kitchen comprising wood effect fronted units comprising with rolled edge laminated work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of matching eye level cupboards. Fitted double oven, gas hob with extractor hood above. Part tiled walls, radiator, double glazed aspects to side and rear.

CONSERVATORY: 12'4 (3.76m) x 7'8 (2.34m)

Brick base construction with panelled roof, double glazed aspects to the side and rear. French style doors to rear garden.

OUTSIDE:

To the front of the property block paved driveway providing off road parking, further access to garage 18'8 x 7'4 with up and over door, power and light connected. Personal door to rear garden. The front has outside lighting and enclosed by low level brick wall. Pedestrian side access leading to the rear garden. The rear garden has been beautifully maintained by the current owners with paved area adjacent to the bungalow leading to further lawned area with well established shrubs and trees on the borders. Further paved area to the rear with sheltered area. The rear garden is retained by wooden panel fencing.

AGENTS NOTES:

Material information for this property

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

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

The property has a balance of 16 solar panels, the system produces 3.5kw and was installed in 2013.

The gas heating was installed in 2021 which carries a 7 year warranty.



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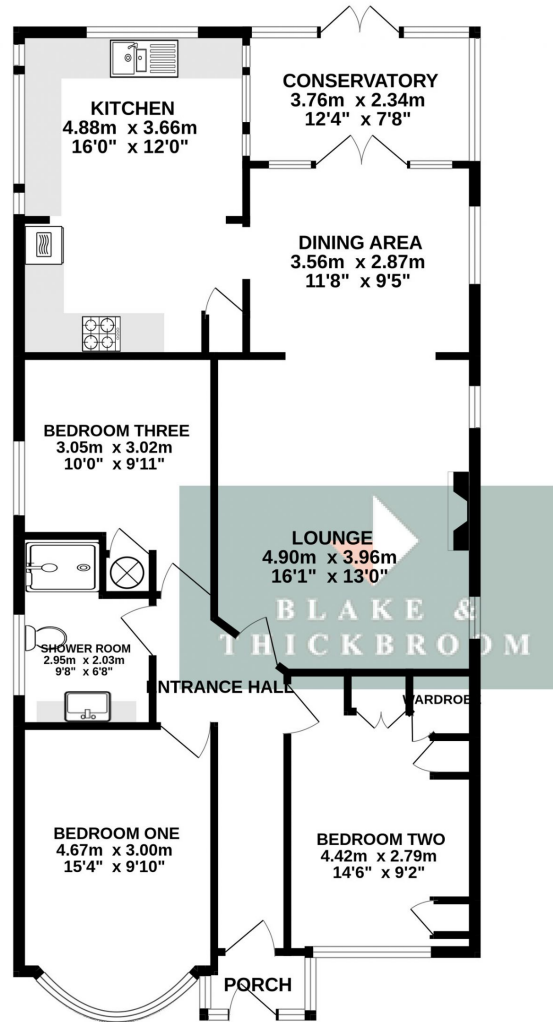
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GROUND FLOOR



TUDOR GREEN, CLACTON-ON-SEA, ESSEX, CO15 2PD

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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