



BLAKE & THICKBROOM



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**PARKGATE CORNER,
LITTLE CLACTON, ESSEX, CO16 9SS
£275,000 (Offers Over)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this modern two bedroom bungalow offering low maintenance single story living in immaculate condition. Built just one year ago and benefitting from the remainder of the builders warranty. The property is perfect for those seeking a worry free home with modern comforts throughout. The open plan theme affords a large living room/kitchen diner area fitted with integrated appliances. An internal viewing is recommended to fully appreciate the size and quality on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Pier Avenue, passing Aldi supermarket on the right hand side. At the roundabout proceed straight across into Old Road. Proceed along Old Road into one way system following the road around to the left into London Road. At the large roundabout, (fire station on the left) take the second exit onto the A133. Proceed straight across the roundabout, at the third roundabout take the last exit into Progress Way. Proceed straight across the next roundabout into Centenary Way passing Morrisons super store on the right hand side. Straight across the mini roundabout and at the next roundabout take the first exit on the left into Thorpe Road. Keep left at the roundabout before turning right at the far end of the road into Bloomfield Road. First left into Parkgate Corner, drive onto the development following it around to the right and the property can be found on the right hand side offering a walk way position with allocated parking adjacent to the highway.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS * 22'7 x 19'1max OPEN PLAN LIVING AREA/KITCHEN DINER WITH INTEGRATED APPLIANCES *
- * SPACIOUS SHOWER ROOM WITH DOUBLE WIDTH WALK IN SHOWER ENCLOSURE *
- * ELECTRIC AIR SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING *
- * DOUBLE GLAZING * APPROX 30' REAR GARDEN *
- * ENERGY EFFICIENCY B RATING * ELECTRIC CAR CHARGING POINT * ALLOCATED PARKING *
- * REMAINDER OF BUILDERS WARRANTY * WITHIN A 5 MINUTE DRIVE OF MAJOR SUPERMARKET OUTLETS *

ENTRANCE HALL:

Composite partially glazed entrance door to entrance hall. Heated tiled flooring, built in airing cupboard. Further built in storage cupboard, access to loft. Doors to all rooms.

BEDROOM ONE: 15'0 (4.57m) x 9'10 (3.00m)

Underfloor heating, double glazed window to front.

BEDROOM TWO: 11'5 (3.48m) x 8'4 (2.54m)

Underfloor heating, double glazed window to front.

SHOWER ROOM:

White suite comprising glazed walk in shower enclosure, hanging wash basin, enclosed WC, partially tiled walls, electric chromium effect radiator, heated tiled flooring.

LIVING KITCHEN DINER: 22'7 (6.88m) x 19'1 (5.82m)

(narrowing to 13'2) L Shaped. Kitchen area is fitted with a range of navy coloured laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit and mixer tap over. Cupboards and drawers under, range of matching eye level cupboards with work surfaces lighting under. Integrated Neff appliances including ceramic hob and oven with extractor fan above. Washing machine, dish washer, fridge and freezer. The kitchen area has heated tiled flooring extending to carpet dining area. Double glazed double doors with matching glazed panels overlooking rear garden. The open plan living area to the other side of the bungalow with further double glazed window over looking the rear garden.

OUTSIDE:

Two allocated and labelled parking spaces are situated adjacent to the highway with pedestrian access to the front and further pedestrian access to the rear garden. The rear garden is approximately 30' in length, laid to lawn with paved patio and pathways leading to the foot of the garden where there is an additional patio area and hard standing for storage shed. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: B
Services connected
Electricity: Yes
Gas: No
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
We are advised there are annual services charges of £255.00 to maintain communal lawns and paved areas.
Non standard property features to note: None

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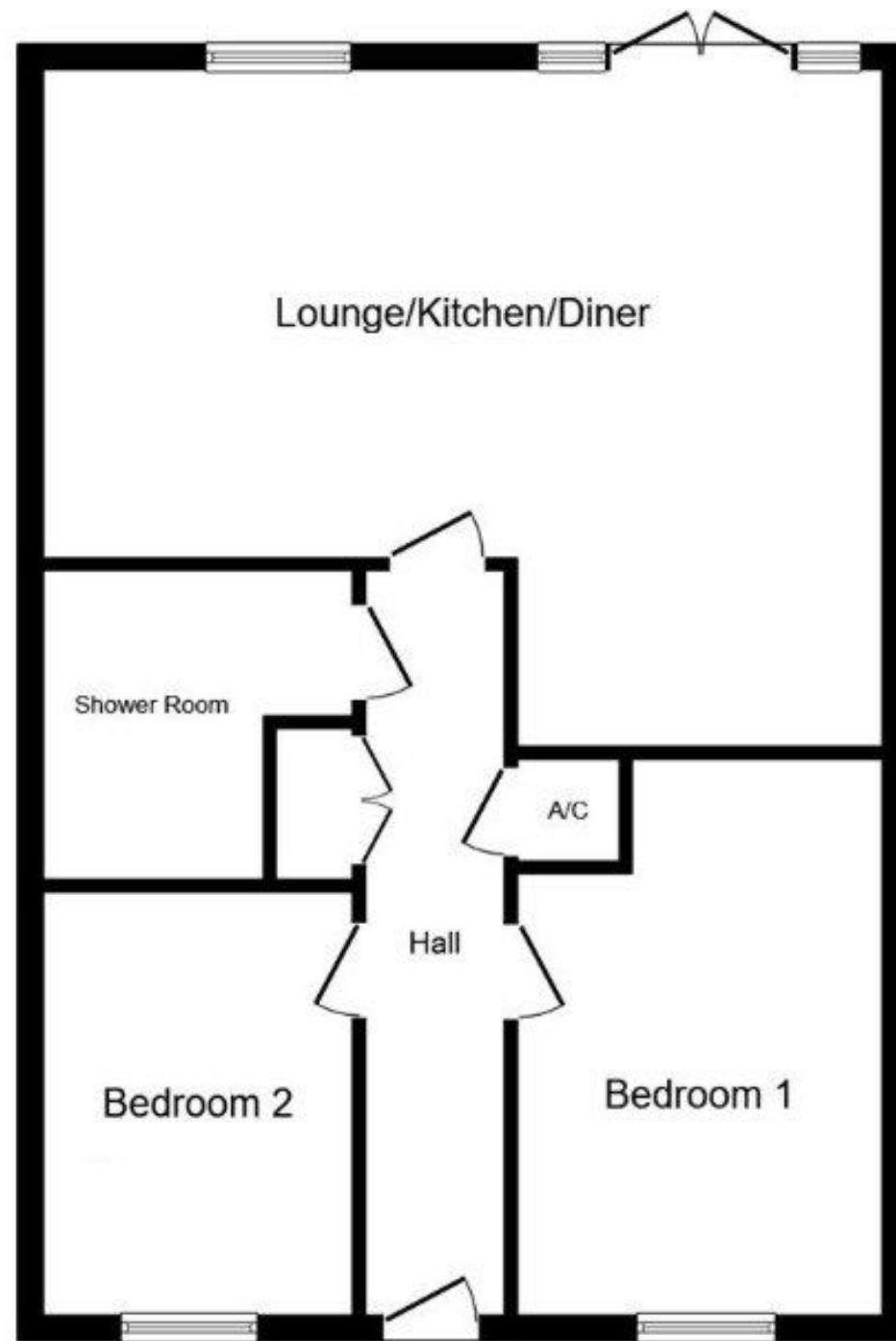


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Floor Plan