



**DESCRIPTION:**

Blake and Thickbroom are pleased to be offering this 2005 Built Detached Bungalow situated on the Sherwood Oaks development on the Northern Outskirts of Clacton's Town Centre.

**DIRECTIONS:**

PROCEED FROM Clacton's Town Centre on the A133 London Road. Upon reaching the main London Road roundabout take the third exit straight across the roundabout into the second part of London Road. Continue along this road taking the first turning on the left into Sherwood Drive. Continue into Sherwood Drive bear left into the Sherwood Oaks Development. First right into Oak Close, property found on the left.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \*

\* 16'11 LOUNGE WITH FRENCH DOORS \*

\* 14'7 FITTED KITCHEN WITH APPLIANCES \* UTILITY ROOM \*

\* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED THROUGHOUT \*

\* 51' LAWNED REAR GARDEN \* 18'8 GARAGE \*

\* VIEWING RECOMMENDED \* SOLE AGENTS

**ENTRANCE HALL:**

Double glazed entrance door, access to loft, airing cupboard, radiator.

**BEDROOM ONE:** 17'5 (5.31m) x 12'1 (3.68m)

(Into bay) Radiator, coved ceiling, double glazed bay front window. Internal door to:

**EN-SUITE SHOWER ROOM:**

Fitted with shower cubicle, pedestal wash basin, low level W.C., tiled floor, fully tiled walls, single radiator, coved ceiling, recessed spotlights, extractor fan, double glazed window to side.

**BEDROOM TWO:** 15'1 (4.60m) x 11'1 (3.38m)

(Into bay) Radiator, coved ceiling, double glazed bay front window.

**BEDROOM THREE:** 11'4 (3.45m) x 9'7 (2.92m)

Radiator, coved ceiling, double glazed side window.

**BATHROOM:**

Luxuriously fitted with panelled corner bath, pedestal wash basin, low level W.C., fully tiled walls, tiled floor, coved ceiling, recessed spot lights, heated towel rail/radiator, double glazed side window.

**KITCHEN:** 14'7 (4.45m) x 12'8 (3.86m)

Luxuriously fitted modern units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit, mixer taps, cupboards under. Matching eye-level cupboards, inset electric hob with extractor hood over, further built-in double oven with cupboard storage above and below, integrated fridge, freezer and dishwasher . Tiled floor, part tiled walls, coved ceiling and recessed spot lights.

**UTILITY ROOM:**

Laminated rolled edge work surfaces with space for washing machine, part tiled walls, tiled floor, coved ceiling. Further door to garage.

**LOUNGE:** 16'11 (5.16m) x 15'4 (4.67m)

Moulded fire surround with inset electric fire, radiator, coved ceiling, double glazed French style doors with matching glazed side panels to rear garden.

**OUTSIDE:**

The front of the property has block paved pathways and drive-way providing off-road parking leading to attached garage, (18'8 x 12'5) up and over door, power and light connected, housing wall mounted combi gas boiler (Unable to Test). Part glazed service door to garden. Further side access to lawned rear garden measuring 51' x 22', paved patio area, two sheds to remain, all enclosed by timber panel fencing.

**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating C.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

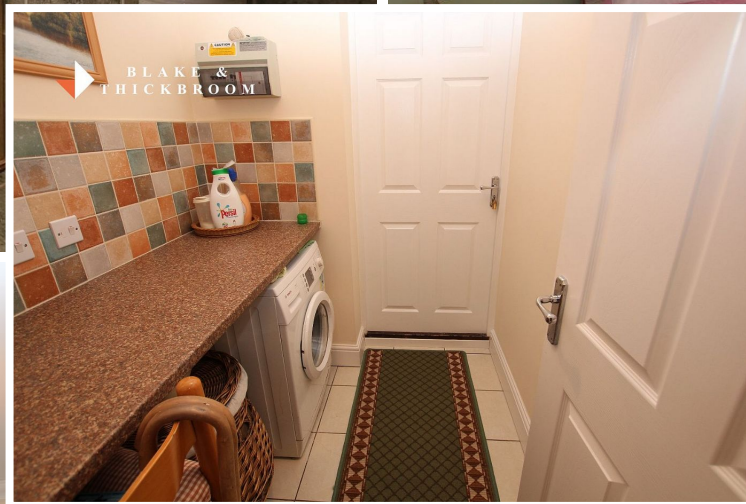
Sewerage type - Mains.

Telephone and Broadband coverage - Connected. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.







GROUND FLOOR



OAK CLOSE, CLACTON-ON-SEA, ESSEX, CO15 4EW

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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