



BLAKE & THICKBROOM



WHITEGATES COURT,
LITTLE CLACTON, ESSEX, CO16 9FD
Prices From £392,000 - £410,000

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DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £392,000 TO £410,000. Blake & Thickbroom are pleased to be offering this 2018 Built Detached Bungalow situated within the highly regarded village of Little Clacton. The property is being offered For Sale with no onward chain and benefits from southerly facing rear garden, detached garage and the balance of NHBC builders certificate.

DIRECTIONS:

PROCEED FROM Clacton Town Centre on the A133 to the main London Road roundabout, take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take third exit left (signposted Little Clacton) and then continue into London Road. Proceed into the village of Little Clacton, before reaching the village green turn right at the large oak tree into Holland Road, proceed a short distance and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * EN-SUITE SHOWER ROOM to BEDROOM ONE *

* 13'10 x 12'8 LOUNGE * FAMILY BATHROOM *

* 18'4 x 10' FITTED KITCHEN/DINER with FITTED APPLIANCES *

* GAS HEATING SYSTEM * DOUBLE GLAZING *

* DETACHED GARAGE *

* APPROXIMATELY 50' SOUTH FACING REAR GARDEN *

* NO ONWARD CHAIN * BALANCE OF 10 YEAR NHBC CERTIFICATE *

* SOLE AGENTS *

ENTRANCE HALL:

Covered entrance with double glazed entrance door to entrance hall. Radiator, loft access, cupboard housing gas boiler.

BEDROOM ONE: 12'8 (3.86m) x 10'9 (3.28m)

Radiator, wall mounted air conditioning unit, window to front. Door to:

EN-SUITE SHOWER ROOM:

Shower cubicle, vanity hand wash basin with mixer tap, enclosed low level wc, heated towel rail., electrically lit mirror ,downlighters, window to side.

BEDROOM TWO: 12'0 (3.66m) x 10'0 (3.05m)

Radiator, windows to front and side.

BEDROOM THREE: 11'7 (3.53m) x 9'7 (2.92m)

Radiator, window to side.

BATHROOM:

White suite comprising of panelled bath with mixer tap, shower attachment, vanity hand wash basin, enclosed low level wc, part tiled walls, electrically lit mirror, heated towel rail downlighters, window to side.

LOUNGE: 13'10 (4.22m) x 12'8 (3.86m)

Radiator. Window to side. French style double glazed doors to outside.

KITCHEN/DINER: 18'4 (5.59m) x 10'0 (3.05m)

Luxuriously appointed with a range of cream coloured high gloss finish laminated fronted units comprising of laminated work surfaces with inset one and a half bowl single drainer sink unit with mixer tap and additional 'Franke' instant boiling water tap, eye level cupboards with lighting below, inset four ring gas hob with single oven below and extractor hood above, integrated fridge and freezer, integrated dishwasher, radiator, downlighters, wall mounted air conditioning unit ,window to side, French style glazed doors leading onto rear garden.

OUTSIDE:

The property occupies a generous size plot with lawned front garden, partly retained by wooden fencing, side gate access to rear garden. Approximately 50' lawned south facing rear garden hosting flower and shrub borders with paved patio area adjacent to the rear of the bungalow, retained by timber panelled fencing and service door to garage. Detached garage 23' x 9'9 max (7.01m x 2.97m) with remote control shutter style door to front, leading to block paved driveway affording off road parking for two vehicles.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to property being vacant.

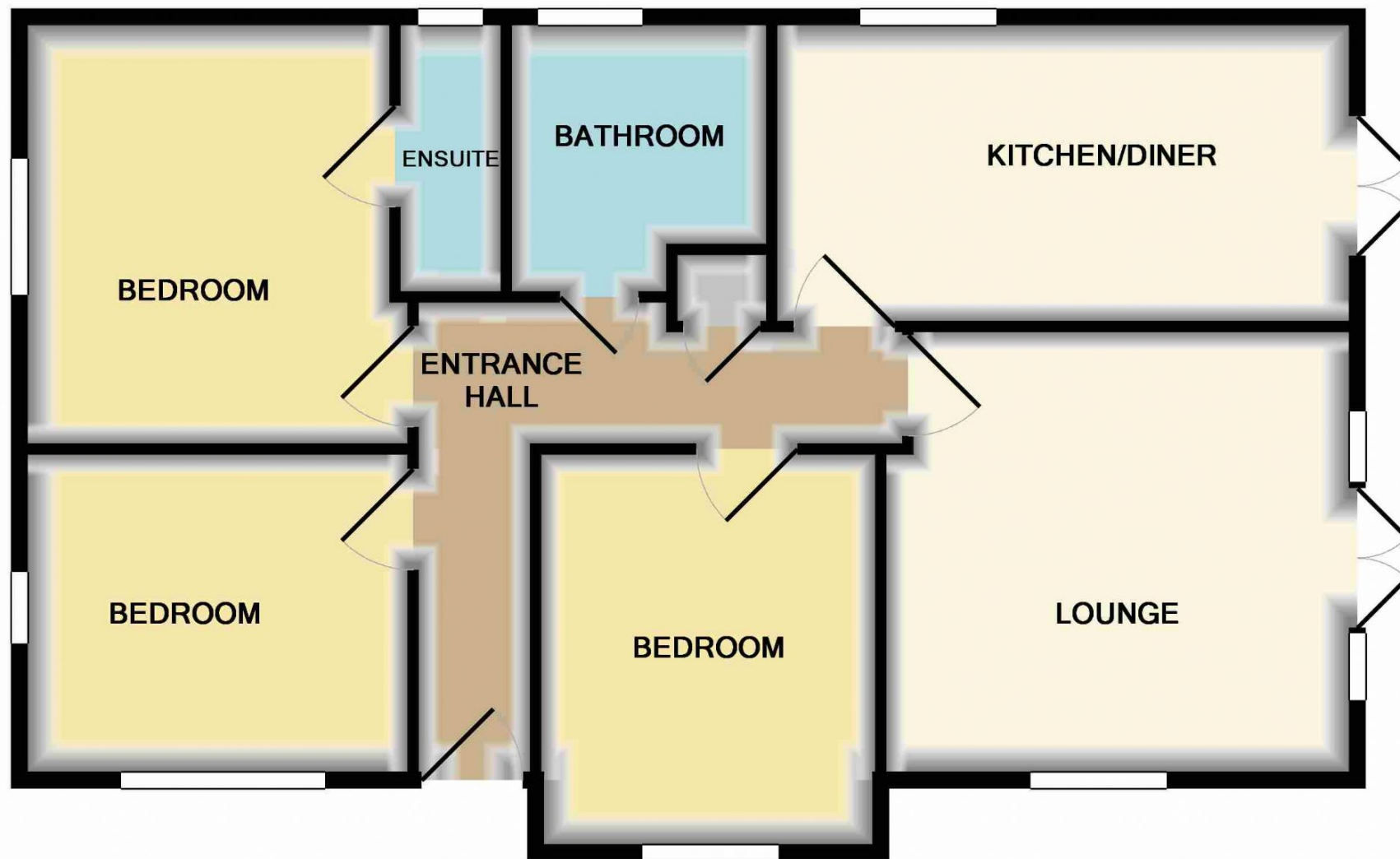
Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We are advised that an annual service charge of approximately £200 is payable for collective maintenance and responsibility of private road.

Non standard properties features to note - None.







WHITEGATES PLOT 8

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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