



BLAKE & THICKBROOM



PLOT 2, 9 WEELEY ROAD,
LITTLE CLACTON, ESSEX, CO16 9EN
£600,000 (Asking Price)

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DESCRIPTION:

PREDICTED EPC "A" This stunning brand new five bedroom detached chalet bungalow forming part of a small development in this semi rural location with farmland views from this south westerly facing garden on the outskirts of the popular village of Little Clacton. This beautiful bungalow will offer substantial living space of approximately 1400sq ft (excluding roof space and garage) and will be uniquely constructed with first floor attic roof trusses and the ability to install stair flight to offer additional first floor ACCOMODATION AND ON THIS PLOT WILL BE CONVERTED TO TWO FURTHER BEDROOMS AND BATHROOM. The bungalow will be built to a high specification throughout and will be completed with an insurance backed 10 years builders warranty to offer peace of mind of any prospective purchaser for the quality of build. As the vendors chosen sole agent early reservations are strongly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road, upon reaching the main London Road roundabout take the second exit onto the new bypass road. Across the first roundabout proceed to the second roundabout and take the third exit sign posted toward the village of Lt Clacton. Left at the next roundabout into London Road Little Clacton. Proceed into the centre of the village passing the Blacksmith Arms on the right hand side and continue through the village for a further quarter of a mile past Plough corner and Harwich Road on the right hand side. Proceed a short distance on the next bend the development can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FIVE BEDROOMS * EN SUITE SHOWER ROOM * LUXURY FITTED BATHROOM *
- * AIR SOURCE HEAT PUMP UNDERFLOOR HEATING WITH INTEGRATED SOLAR PANELS TO ASSIST WITH ELECTRIC CONSUMPTION * TRIPLE GLAZED * 10 YEAR INSURANCE BACKED BUILDERS WARRANTY *
- * SPACIOUS RECEPTION HALLWAY * 19'8 x 15'6 LOUNGE WITH FRENCH DOORS *
 - * 19'8 x 14' LUXURY FITTED KITCHEN/DINER WITH QUARTZ WORKTOPS & NUMEROUS INTEGRATED APPLIANCES *
- * ALL CARPETS & FLOOR COVERINGS INCLUDED * 43' x 15'2 FULLY BOARDED LOFT SPACE WITH GABLE & SKY LIGHT WINDOWS, POWER & LIGHT & STAIRFLIGHT ACCESS* CURRENT OWNER WILL CONVERT TO CREATE TWO FURTHER BEDROOMS AND BATHROOM*
- * APPROX 75' SOUTH-WESTERLY FACING REAR GARDEN WITH FARMLAND VIEWS *
- * 23'1 x 12'5 GARAGE * FURTHER PARKING BAYS TO THE FRONT WITH ELECTRIC CHARGING POINT * *ANTICIPATED COMPLETION OCTOBER/NOVEMBER 2023 * PREDICTED EPC "A" *

RECEPTION HALLWAY:

Composite double glazed entrance door to reception hallway. Two built in storage cupboards , stairflight leading to two further bedrooms and bathroom to be converted. Power and light connected. Three sky light windows and gable window to rear.

BEDROOM ONE: 15'1 (4.60m) x 13'6 (4.11m)
(plus bay recess) Bay window to front, door to:

EN SUITE SHOWER ROOM: 6'7 (2.01m) x 6'7 (2.01m)

Fitted with white suite comprising shower cubicle, pedestal wash basin, low level WC. Heated towel rail. Downlighters. Extractor fan. Part tiled walls. Window to side.

BEDROOM TWO: 12'7 (3.84m) x 10'0 (3.05m)
Window to front.

BEDROOM THREE: 10'0 (3.05m) x 10'0 (3.05m)
Window to side.

BATHROOM: 10'3 (3.12m) x 6'6 (1.98m)

White suite comprising panelled bath with mixer tap, shower attachment, pedestal wash basin, low level WC. Heated towel rail. Downlighters. Extractor fan. Part tiled walls. Window to side.

LOUNGE: 19'8 (5.99m) x 15'6 (4.72m)

Downlighters. French style double glazed doors with matching glazed side panels to rear garden.

KITCHEN DINER: 19'8 (5.99m) x 14'0 (4.27m)

Luxuriously appointed with a range of high gloss finish coloured laminated fronted units, quartz work tops with inset one and a half bowl single drainer sink unit with mixer taps, cupboards under, eye level cupboards with lighting below. Integrated five ring hob unit with extractor hood above, further built in double oven with cupboard storage above and below, integrated fridge freezer, dishwasher and washing machine. Tiled flooring. Down lighters. French style double glazed doors with matching glazed side panels to rear garden.

OUTSIDE:

Landscaped front garden with block paved driveway leading to attached garage (23'1 x 12'5) with up and over door, power and light connected, further parking bays to the front of the bungalow providing additional off road parking. Side gate access leading to approximately 75 ' South-Westerly facing lawned rear garden with farmland views through rear boundary picket fencing, paved patio area, outside security light and tap. Personal door to garage. Box housing air source heat pump. The balance of the rear garden enclosed by panel fencing.

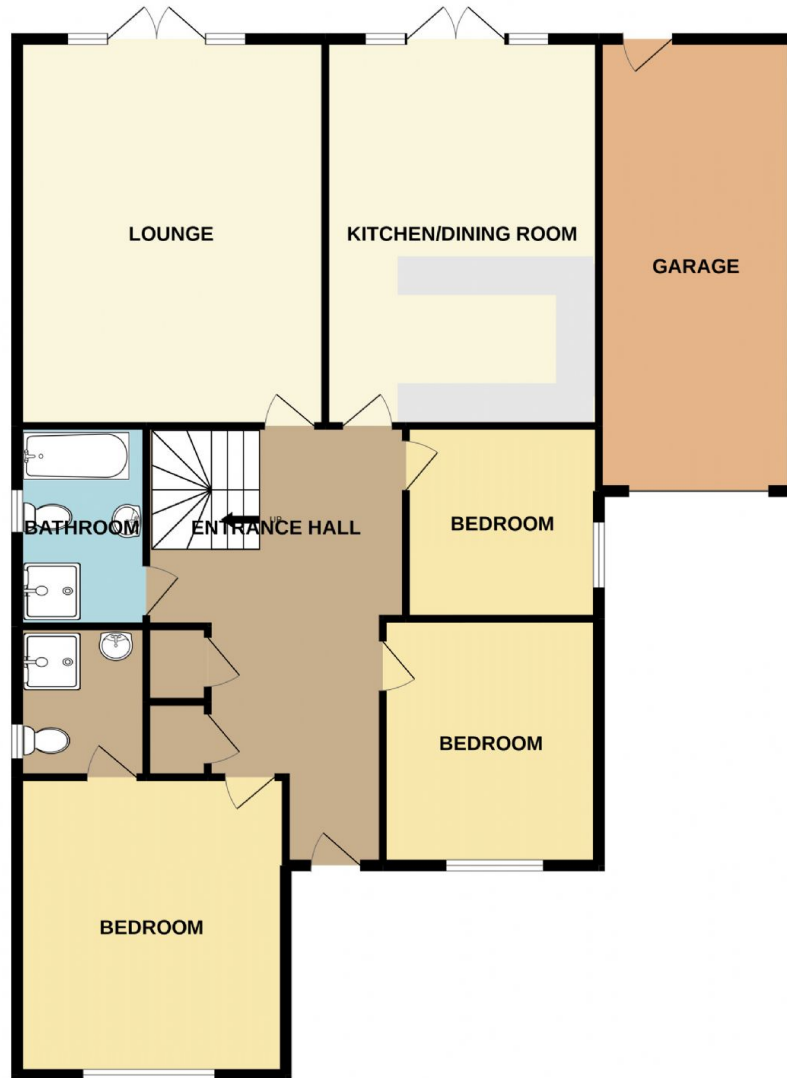
.LOFT ROOM:

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GROUND FLOOR



1ST FLOOR

