



**GAINSFORD GARDENS,
CLACTON-ON-SEA, ESSEX, CO15 5BJ
£475,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are Delighted to be Offering for Sale this 2017 Built Luxury Appointed Detached Bungalow Situated on the Much Regarded Gainsford Gardens Development. This Detached 'Jasmine' has been Improved by the Current Owners with Refitted Luxury Appointed Bathroom and Located within a Short Walk from the Seafront of Clacton and Holland with Main Road Access to both Clacton and Colchester.

DIRECTIONS:

PROCEED FROM: Clacton's Town Centre along the seafront on Marine Parade East for approx. quarter of a mile before reaching Kings Parade, take the turning on the left hand side into Third Avenue. Proceed a short distance along Third Avenue, taking the third right into Gainsford Avenue. Proceed into Gainsford Avenue and Gainsford Gardens entrance will be found on the right hand side. Proceed into Gainsford Gardens and the property will be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 15'5 x 12'10 LOUNGE *
- * LUXURY APPOINTED ENSUITE SHOWER ROOM *
- * KITCHEN / BREAKFAST ROOM INCLUDING APPLIANCES WITH UTILITY AREA *
- * 19'6 x 10'2 REFITTED LUXURY APPOINTED BATHROOM *
- * TRIPLE GLAZING * GAS HEATING *
- * 22'11 x 9'10 GARAGE WITH ELECTRIC UP AND OVER DOOR *
- * ALARM SECURITY SYSTEM * BLOCK PAVED DRIVEWAY *
- * LED DOWN LIGHTERS IN KITCHEN AND BATHROOM *
- * ESTABLISHED WESTERLY FACING REAR GARDEN *
- * BALANCE OF 10 YEAR NBHC CERTIFICATE *
- * APPROXIMATELY GROSS INTERNAL FLOOR MEASUREMENTS 98 SQ METRES / 1055 SQ FEET *
- *FLOORPLAN SHOWN IS AHANDED VERSION ON THIS DESIGN *

ENTRANCE HALL:

High performance front entrance door with low level access leading to reception hallway. Smooth ceiling. Loft access. Built in airing cupboard housing wall mounted combination gas boiler. Radiator. Four panelled Oak interior doors leading to all rooms.

BEDROOM ONE: 16'9 (5.11m) x 11'11 (3.63m)

Smooth ceiling. Radiator. Triple glazed bay front window. Door to:

ENSUITE SHOWER ROOM:

Luxuriously appointed with a white suite comprising of shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap, cupboard below, low level WC. Tiled walls. Shaver point. Heated towel rail. Smooth ceiling with inset downlighters. Karndean flooring. Triple glazed side window.

BEDROOM TWO: 10'10 (3.30m) x 10'7 (3.23m)

Smooth ceiling. Radiator. Triple glazed window to front.

BEDROOM THREE: 11'2 (3.40m) x 8'11 (2.72m)

Smooth ceiling. Radiator. Triple glazed side window.

BATHROOM:

Luxuriously appointed and refitted by the current owner with a white suite comprising of shower bath with shower screen, wall mounted shower above, vanity wash hand basin with mixer tap, cupboard and drawer below, enclosed low level WC, matching fitted wall unit and cupboard. Smooth ceiling. Extractor fan. Ceiling downlighters. Tiled flooring, tiled walls. Heated towel rail. Triple glazed side window.

LOUNGE: 15'5 (4.70m) x 12'10 (3.91m)

Smooth ceiling. Radiator. Triple glazed French style doors with windows on either side leading to a Westerly facing rear garden.

KITCHEN / BREAKFAST ROOM: 19'6 (5.94m) x 10'2 (3.10m)

Luxuriously appointed with a range of kitchen units comprising of granite work surface with inset single bowl moulded drainer with mixer tap, drawers and cupboards under, matching eye level cupboards with under lighting below, integrated fridge freezer, eye level oven with cupboard above and drawers below, four ring gas hob with extractor hood above. Part tiled walls, Karndean flooring. Smooth ceiling. Ceiling downlighters. Triple glazed rear window and side window. Open plan to utility area

UTILITY AREA:

With matching kitchen units with granite work surfaces with built in sink bowl and integrated drainer, mixer tap, cupboards above, integrated dishwasher below. Part tiled wall, Karndean flooring. Smooth ceiling. Ceiling down lighters. Radiator. Glazed door to outside.

OUTSIDE:

Front garden is landscaped with shrubs and ornamental stones and cobbles. Block paved driveway providing off road parking for several vehicles leading to garage (22'11 x 9'10) with electric up and door, power and light connected, personal door to rear garden.

REAR GARDEN:

Pedestrian side access to either side of the bungalow leading to established Westerly facing rear garden. Mainly laid to lawn with paved patio area enclosed by fencing with flower and shrub borders.

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