



Lake Walk Clacton-On-Sea, CO15 2AA

'LAKE LODGE' is a TWO DOUBLE BEDROOM DETACHED BUNGALOW with ATTIC ROOM which has been extensively modernised over recent years. The bungalow also offers Lake views to the rear of the garden and from the loft room. An early inspection is highly recommended to appreciate the accommodation on offer and impressive side and rear gardens which offer scope for extending (subject to planning permission). The property is located within one and a quarter miles of Clacton on sea town centre, seafront and mainline railway station.

- Two Double Bedrooms
- 26'7 x 10'10 Lounge/Diner
- 12'4 Modern Fitted Kitchen
- 11' D/Glazed Conservatory
- Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Lake Views to Rear
- Garage and Off Street Parking
- Landscaped Side & Rear Gardens
- Council Tax Band C & EPC Rating E



Price £325,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Stair flight to loft room. Designer radiator. Wood effect flooring. Doors to:



BEDROOM ONE

11' x 10'3

Designer radiator. Wood effect flooring. Two double glazed windows to front.



BEDROOM TWO

11' x 10'

Wood effect flooring. Designer radiator. Double glazed door with matching tall picture window to rear garden.



BATHROOM

Fitted with a modern three piece white suite. Comprises Low level W.C. Pedestal wash hand basin. Free standing roll top bath with decorative feet and central mixer tap and shower attachment. Radiator with heated towel rail. Large black gloss tiled flooring. Double glazed window to rear.



LOUNGE/DINER

26'7 into bay x 10'10

Wood effect flooring. Double glazed bay window to front. Further double glazed window to side. Designer radiator. Additional tall designer radiator. Wood effect flooring. Open access to Kitchen.



ALTERNATE VIEW OF LOUNGE/DINER



KITCHEN

12'4 x 10'6

Modern fitted kitchen. Comprises grey gloss laminate fronted units. Laminated square edge work surface with cupboards and drawers below. Range of matching wall mounted units. Inset stainless steel single drainer sink unit with mixer tap. Built in washing machine, dishwasher and tall fridge/freezer (all appliances not tested). Plumbing and space for Range oven with fitted extractor hood above (not tested). Designer radiator. Double glazed window to rear overlooking garden. Wood effect flooring. Double glazed door leading to Conservatory.



CONSERVATORY

11' x 10'

Part brick built Edwardian style conservatory. Vaulted glazed roof. Double glazed windows to side and rear. Wood effect flooring, Double glazed double doors leading to garden.



FIRST FLOOR LOFT ROOM

15'11 max x 8'6 max

Radiator. Velux window to rear offering lake views.



LAKE VIEWS FROM ATTIC ROOM



OUTSIDE - FRONT

Front garden enclosed by part brick wall and stable style pedestrian and vehicular gates leading to Driveway. Paved driveway providing off street parking leading to garage. Garage has double doors. (Garage has Power & connected with wall mounted gas boiler and space and plumbing for washing machine and tumble dryer). Gate gives side pedestrian access to rear and side gardens.



OUTSIDE - REAR

Landscaped rear garden. Mainly laid to lawn with array of shrubs. Ornamental raised circular pond. Block paved patio area. Personal door to back of garage. The garden backs onto the private fishing lake located to the rear of the property.



OUTSIDE - SIDE

Side garden is laid to lawn with landscaped areas, Enclosed by part panel fencing. Array of borders. The Side garden area offers potential for extending (subject to planning permissions).



LAKE VIEWS TO REAR OF PROPERTY



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): yes

(Electricity): yes

(Water): yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0424

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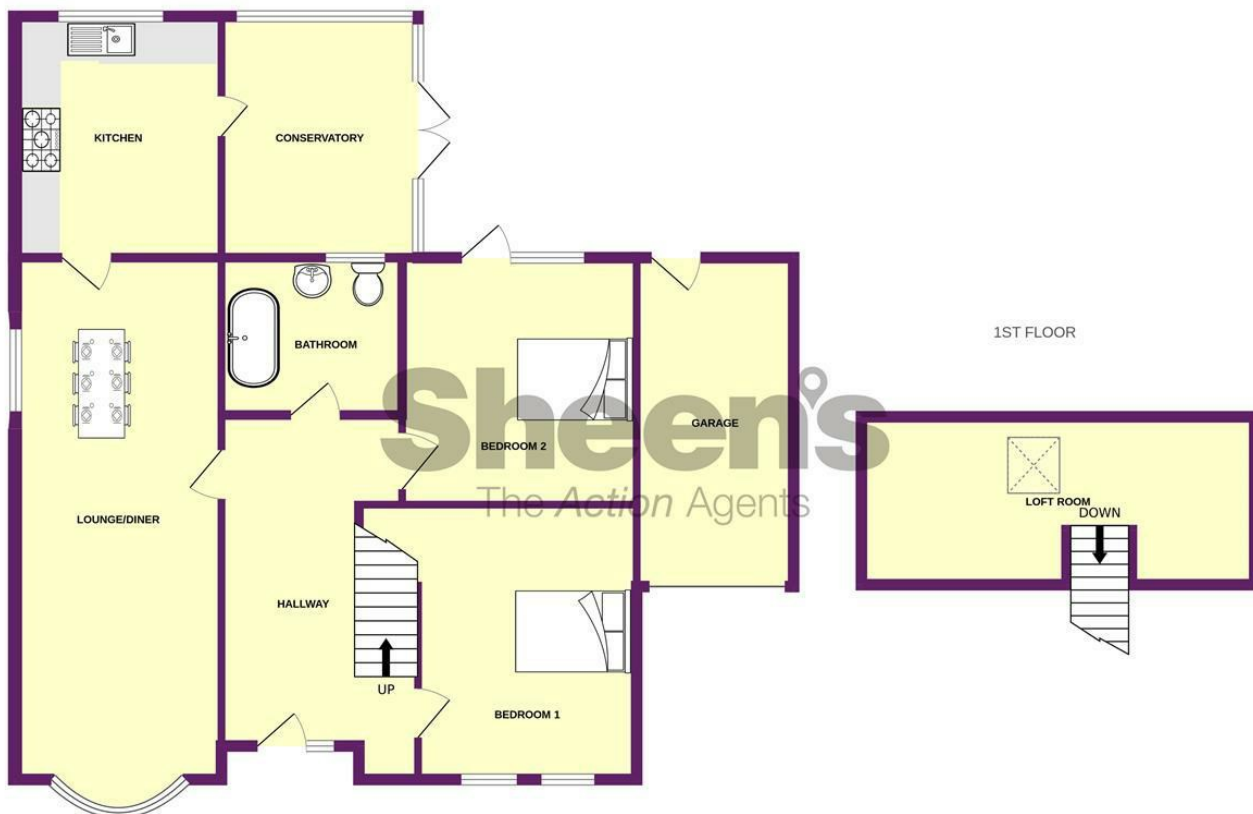
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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