



BLAKE &
THICKBROOM

St Johns Road, Clacton-on-Sea, CO16 8BN

Clacton-on-Sea

Guide Price

£500,000 to £550,000

Bedrooms: 5 | **Bathrooms:** 4 | **Receptions:** 2

GUIDE PRICE £525,000 TO £575,000. Located in this sought after position and enjoying field views to the front, this impressive extended detached bungalow offers spacious and versatile accommodation measuring approximately 1800sq ft. The property provides five bedrooms, four bathroom, office space, utility room a separate WC and conservatory with generous room sizes throughout and excellent potential for multi-generational living. In the valuers opinion this substantial bungalow is a must view Call our offices to arrange a viewing now.

ENTRANCE HALL: Replacement double glazed entrance door to entrance hall. Two radiators, storage cupboard, door to continuation of entrance hall to the rear. Doors to all rooms.

BEDROOM TWO: 4.39m x 3.61m (14'5 x 11'10) - (into bay recess). Radiator, replacement double glazed bay window to front. Access to en suite.

EN SUITE: 2.64m x 2.13m (8'8 x 7'0) - Low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with sliding door and electric shower. Paneled bath, heated towel rail, part tiled walls, extractor fan. Replacement double glazed velux window to rear.

BEDROOM THREE: 4.37m x 3.33m (14'4 x 10'11) - (into bay recess) Radiator, replacement double glazed bay window to front. Access to en suite.

EN SUITE: 3.33m x 2.13m (10'11 x 7'0) - Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with electric shower, part tiled walls, extractor fan, door to airing cupboard. Replacement double glazed window to side.

SEPARATE WC: 2.13m x 0.91m (7'0 x 3'0) - Low level WC, vanity hand wash basin with mixer tap and cupboard under, extractor fan.

LOBBY AREA: Doors to bedrooms four and five. Door to shower room and office.

BEDROOM FOUR: 3.25m x 2.62m (10'8 x 8'7) - Radiator, replacement double glazed window to side.

BEDROOM FIVE: 2.87m x 2.82m (9'5 x 9'3) - Radiator, replacement double glazed French doors to rear.

OFFICE: 1.65m x 1.42m (5'5 x 4'8) - Radiator.

SHOWER ROOM: 2.16m x 1.65m (7'1 x 5'5) - Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboards under. Shower tray with electric shower. Part tiled walls, heated towel rail, replacement double glazed window to side.

KITCHEN DINER: 6.6m x 4.06m (21'8 x 13'4) - Modern fitted kitchen comprising white laminated fronted units with marble worksurfaces with inset one and a half bowl single drainer sink unit with cupboards, drawers and storage space under. A range of eye level cupboards, part tiled walls, extractor hood, extractor fan. Double doors to the lounge. Sky light window, replacement double glazed window and door to side. Door to utility room.

UTILITY ROOM: 2.57m x 1.27m (8'5 x 4'2) - Replacement double glazed window to side.

LOUNGE: 5.99m x 4.32m (19'8 x 14'2) - Two radiators, access to conservatory. Door to bedroom one.

BEDROOM ONE: 4.45m x 3.48m (14'7 x 11'5) - Radiator, replacement double glazed window to rear. Door to en suite.

EN SUITE SHOWER ROOM: 2.36m x 1.78m (7'9 x 5'10) - Fitted with low level WC, vanity hand wash basin with mixer tap and cupboard under. Shower tray with electric shower, radiator, part tiled walls. Replacement double glazed window to side.

CONSERVATORY: 3.99m x 2.24m (13'1 x 7'4) - Brick base construction, paneled roof, double glazed aspects to side and rear. French style doors to garden.

OUTSIDE: To the front of the property is a block paved driveway providing off street parking for several vehicles leading to garage. The garage has a electric up and over door. Dual side access to the rear garden. Field views to the front, the driveway is enclosed by low level brick wall and partially retained by wooden panel fencing.

The rear garden offers a substantial amount of space with paved areas adjacent to the bungalow with further pathway leading to rear with further paved area. The remainder is astroturfed with flower and shrub borders. Summer house 15'9 x 12'5, further greenhouse to remain. The rear garden is partially retained by wooden panel fencing.

Material information for this property

Tenure is Freehold. Council Tax Band: C. EPC: A

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

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

Any additional property charges: No

Non standard property features to note: Yes

The property was extended see planning ref: 02/01061/FUL

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Tenure: Freehold

Property Type: Detached Bungalow

- GUIDE PRICE £525,000 TO £575,000
- 'A' Rated EPC
- VIDEO TOUR AVAILABLE
- FIVE BEDROOMS
- THREE EN SUITES
- SEPARATE SHOWER ROOM
- SEPARATE WC
- OFFICE SPACE
- 21'8 x 13'4 KITCHEN/DINER
- 8'5 x 4'2 UTILITY ROOM





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GROUND FLOOR



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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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