



Highlands Park, Clacton-on-Sea, Essex, CO15 4SX

Clacton-on-Sea

£343,000

Blake & Thickbroom are pleased to be offering this modern detached bungalow situated within the highly regarded Great Clacton area and conveniently located for bus stops and within a 5 minute drive of major supermarket outlets.

ENTRANCE HALL: Composite entrance door to entrance hall. Wood panel flooring, large built in storage cupboard, electric storage heater, access to loft. Doors to all rooms.

LOUNGE: 5.33m x 3.73m (17'6" x 12'3") - Stone fire surround and hearth, wood panel flooring, electric storage heater, double glazed window to rear, further double glazed double doors to conservatory.

CONSERVATORY: 3.61m x 2.79m (11'10" x 9'2") - Brick base construction with UPVC double glazed aspects to sides and rear, bespoke fitted shutters, radiator. Double doors to rear garden.

KITCHEN BREAKFAST ROOM - 4.7m x 3.12m (15'5" x 10'3") - Fitted with a range of wooden fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer taps over. Cupboards, drawers and storage space under, range of matching eye level cupboard. Feature arch window and further window to front with fitted shutters. Door to outside.

BEDROOM ONE - 4.19m x 3.35m (13'9" x 11'0") - Electric storage heater, double glazed window to rear with bespoke fitted shutter blinds, door to ensuite shower room and walk in wardrobe.

WALK IN WARDROBE - 2.95m x 1.75m (9'8" x 5'9")

EN SUITE SHOWER ROOM - Fitted with double width shower cubicle, vanity wash basin with cupboards under, low level WC, heated towel rail, tiled flooring, fully tiled walls. Double glazed window to rear.

BEDROOM TWO: 3.38m x 3.12m (11'1" x 10'3") - Twin double glazed arch windows to front with fitted shutters.

BEDROOM THREE: 3.38m x 2.62m (11'1" x 8'7") - Built in wardrobe, double glazed window to side.

FAMILY BATHROOM: White suite comprising paneled bath, vanity wash basin with cupboards under, low level WC, tiled flooring, fully tiled walls. Double glazed window to side.

OUTSIDE: Low maintenance stoned frontage with press concrete double width driveway extending down the side of the property to the attached garage and further pedestrian access to rear garden. The garage has electric up and over door, service door to rear garden. The rear garden enjoys a south-westerly aspect laid to lawn with a well stocked flower and shrub borders. Substantial patio adjacent to the rear of the bungalow and conservatory extending to the other side to the side of the property where you will find additional courtyard area which can also be accessed via the kitchen/breakfast room. The garden is retained by timber and alloy fencing.

Material information for this property
Tenure is Freehold

Property Type: Detached Bungalow

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

- FAVOURED LOCATION
- DOUBLE WIDTH DRIVEWAY & GARAGE
- SOUTH-WESTERLY FACING REAR GARDEN
- DOUBLE GLAZING
- ELECTRIC HEATING
- 11'10 X 9'2 CONSERVATORY
- 15'5 KITCHEN/BREAKFAST ROOM
- 17'6 x12'3 LOUNGE
- EN SUITE SHOWER ROOM & WALK IN WARDROBE TO MASTER BEDROOM
- THREE BEDROOMS





