

Bluebell Cottage, 31 Pilcox Hall Lane, Tendring, Clacton-on-Sea, CO16 0DP



**Freehold**

Offers In Excess Of

**£325,000**

Subject to contract

Tucked away position

2 bedrooms  
2 reception rooms  
2 bathrooms





This two bedroom bungalow benefits from an en-suite shower room, double length garage and an open aspect view to the rear.

# Some details

## General information

Situated in a tucked away non-estate position, with an open aspect view to the rear, is this two double bedroom, semi-detached bungalow. The property, which is presented in good order throughout, benefits from off road parking, along with vehicular side access leading to the rear garden, where there is a detached, double length garage and good size garden. Other features include an en-suite shower room to the master bedroom and lounge with multi-fuel stove.

The accommodation briefly comprises entrance door into the lobby/potential study area which has a radiator, window to the front and door to the lounge. The lounge features a bay window to the front, multi-fuel stove, radiator and access to the dining area, which has a radiator and access to the inner hall and kitchen. The kitchen features a range of work surfaces with cupboards and drawers under with matching eye and level units, integrated oven, with hob and extractor over and a Rayburn which we understand provides the heating. There is space for a washing machine and fridge/freezer, part tiled walls and a radiator.

The inner halls has doors to the two bedrooms and the bathroom. Bedroom one has a window to the side and rear with views over the garden and fields beyond, two radiators and a door to the en-suite shower room. The en-suite shower room comprise of a tiled shower cubicle, wash hand basin with cupboard beneath and low level WC with a wall mounted electric heater, tiled walls and inset spotlights. Bedroom two has a radiator with a window to the side. The bathroom has a panelled bath, wash hand basin with cupboard under, low level WC, tiled floor, part tiled walls, inset spotlights, heated towel rail and a fitted cupboard.

## Entrance porch/potential study area

8' 1" x 4' 9" (2.46m x 1.45m)

## Lounge

13' 3" x 10' 8" (4.04m x 3.25m)

## Dining area

10' 8" x 9' 4" max (3.25m x 2.84m)

## Kitchen

15' 6" x 9' 3" plus recess of 3' 6" x 3' 2"  
(4.72m x 2.82m)

## Bedroom one

15' 5" reducing to 14' 2" x 12' 3"  
(4.7m x 3.73m)

## En-suite shower room

## Bedroom two

12' 6" x 9' 7" (3.81m x 2.92m)

## Bathroom

## Double length garage

## The outside

To the front of the property there is a lawned garden area with flower and shrub borders with a hard standing area providing off road parking. There is a driveway to the left hand side which provides further off road parking, which leads down via double gates to the side of the property and up to a double length garage which has an electric roller door to front, personnel door to side and window to side and rear.

To the rear of the property there is a shingle patio area, access to the oil tank and a garden area which has currently been laid to lawn and extends to around 80 ft in depth with an open aspect to the fields to the rear.

## Where?

Tendring is a delightful and popular village just off the A120/A133. The village has attractive surroundings, a historic church, a highly regarded primary school, village hall and public house. There is good access to the mainline railway stations at both Manningtree and Thorpe-le-Soken, with Colchester being within a comfortable driving distance providing an excellent range of shopping and recreational facilities, wine bars, restaurants and the Mercury Theatre.

## Important information

We understand that mains electricity, water and drainage are connected at the property with the heating being provided via the oil-fired Rayburn in the kitchen.

Tenure – Freehold.

Council tax band TBC.

EPC rating E.

## Agents note

We understand the property is located on a private lane. We also understand the part of the land at the front of the property is on a separate title.

## Directions

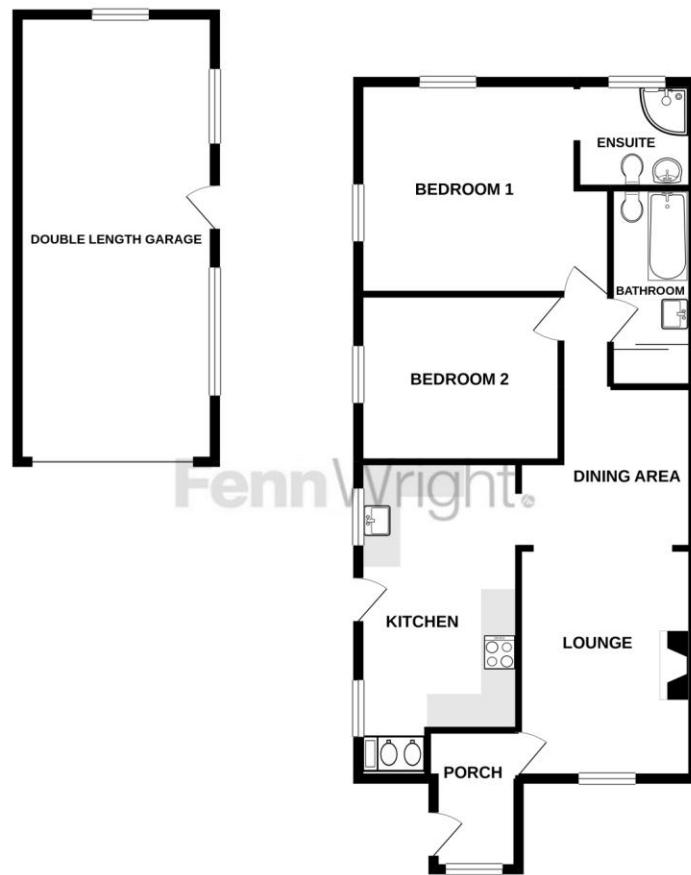
Proceed to North Colchester along Ipswich Road and at the roundabout, turn right onto the A120. Continue past the Clacton turn off and upon reaching the Horsley Cross roundabout, take the 3rd exit towards Tendring. Follow the road down and turn right onto Pilcox Hall Lane. Continue along for some distance, where the property can be found on the right hand side.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## GROUND FLOOR



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