



## Vicarage Gardens Clacton-on-Sea, CO15 1BU

Located in Vicarage Gardens in the prestigious 'Wash Lane' area, is this **FOUR BEDROOM, THREE RECEPTION ROOM DETACHED CHARACTER HOUSE**. The Principal Bedroom Suite offers an En-Suite, Balcony, Walk-in-Wardrobe and Dressing Room. The property is conveniently situated within quarter of a mile of Clacton's impressive sea front and within half mile of Clacton's town centre and mainline railway station. It is in the Valuer's Opinion that an internal inspection is highly recommended to fully appreciate the well proportioned accommodation and location on offer.

- **Four Spacious Bedrooms**
- **Principal Bedroom with En-Suite, Dressing Room, Balcony & Walk In Wardrobe**
- **Three Reception Rooms**
- **12' Kitchen & 10'2 Utility Room**
- **Ground Floor Cloakroom**
- **Front Sun Room**
- **Summer Room & Storage Garage**
- **Gas Central Heating (n/t)**
- **Sought After Location**
- **EPC Rating E & Council Tax E**



**Price £550,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Built in cupboard. Parquet flooring. Dado rail. Radiator. Doors to Cloakroom, Lounge & Dining Room.



### GROUND FLOOR CLOAKROOM

6'2 x 5'10

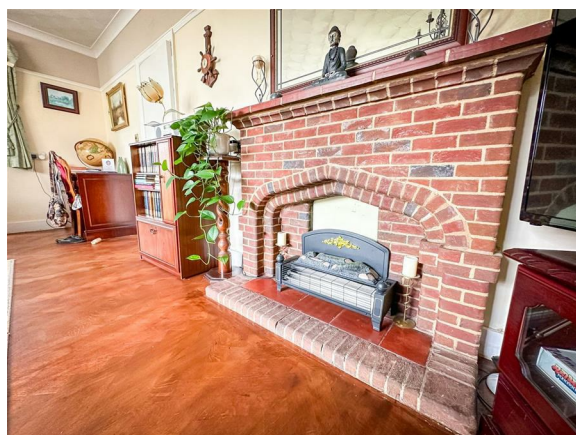
Fitted with a white suite. Comprises Concealed cistern low level W.C. Vanity wash hand basin with mixer tap. Fully tiled walls. Tiled flooring, Heated towel rail. Built in cupboard. Double glazed window to side.



## LOUNGE

18'3 x 15'1 into bay

Feature brick fireplace. Parquet flooring. Picture rail. Two radiators. Double glazed box bay window to front. Leaded light windows and door to Sun Room.



## SUN ROOM

11'11 x 5'2

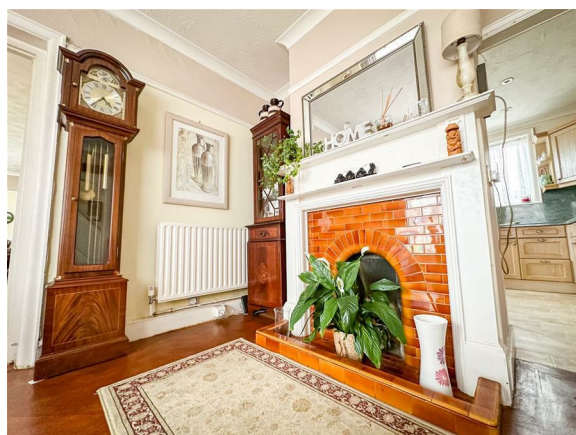
Dado rail. Double glazed windows to front a side. Double glazed sliding patio doors to side.



## DINING ROOM

14'7 into bay x 12

Feature fireplace. Picture rail. Parquet flooring. Radiator. Double glazed box bay window to side. Open Access to Kitchen. Door to Sitting Room..





## KITCHEN

12' max x 10'

Fitted with a range of wood effect panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating glass fronted display cabinets and corner end display shelving. Inset one and a half bowl single drainer stainless steel sink unit. Inset four ring gas hob with stainless steel extractor hood above. High level double electric oven (all appliances not tested). Radiator. Double glazed windows to side and rear. Open access to:



## UTILITY ROOM

10'2 x 8'

Fitted with a range of matching units. Comprises laminated rolled edge work surfaces with cupboards below. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine, dishwasher and tumble dryer. American style fridge/freezer space. Tiled splash backs. Radiator. Double glazed window to rear, Double glazed door to rear garden.



## SITTING ROOM

20' max x 16'

Feature brick fireplace. Wood panel flooring. Picture rail. Dado rail. Two radiators. Double glazed window to side. Double glazed window and door to front. Double glazed sliding patio doors to side.





### FIRST FLOOR LANDING

Dado rail. Double glazed window to side. Doors to Bedrooms 2, 3, 4 & Bathroom. Door to Dressing Room.



### DRESSING ROOM

12' x 10'1

Feature fireplace. Picture rail. Dado rail. Built in cupboard. Radiator. Double glazed window to side. Door to Principal Bedroom.



## PRINCIPAL BEDROOM

16' x 10'1 to wardrobes

Dado rail. Radiator. Double glazed window to front. Double glazed window and door to Balcony. Fitted wardrobes incorporating hidden access to Walk in Wardrobe & En-Suite.



## BALCONY

Small enclosed balcony.





### WALK IN WARDROBE

6' x 5'2



### EN-SUITE

9'7 x 4'10

Fitted with a three piece white suite. Comprises large corner shower cubicle. Vanity wash hand basin with cupboards and drawers below. Concealed cistern low level W.C. Fully tiled walls. Tiled flooring. Heated towel rail. Double glazed window to side.



### BEDROOM TWO

12' x 10'

Feature fireplace. Fitted wardrobes. Radiator. Double glazed window to rear.



### BEDROOM THREE

12' x 10'7

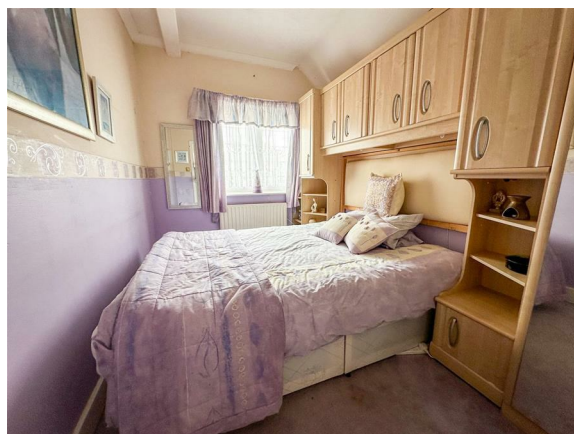
Feature fireplace. Fitted wardrobes. Picture rail. Dado rail. Radiator. Double glazed window to front.



### BEDROOM FOUR

12' x 7'4

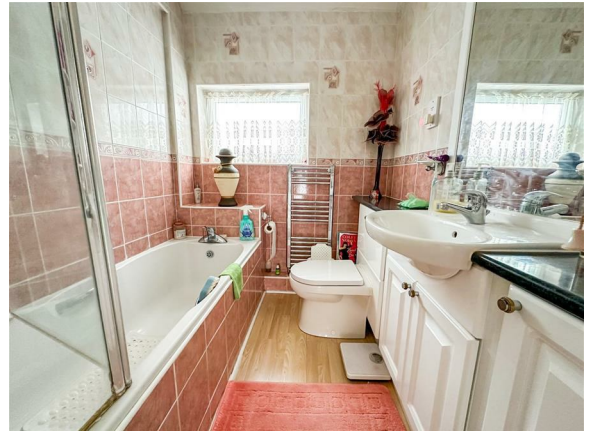
Feature fireplace. Fitted wardrobes. Radiator. Double glazed window to front.





### FAMILY BATHROOM

Fitted with a three piece white suite. Comprises panel bath with mixer tap. Wall mounted shower over bath with glazed shower screen. Concealed cistern low level W.C. Vanity wash hand basin. with cupboards below. Fully tiled walls. Wood effect flooring. Heated towel rail. Double glazed window to side.



### OUTSIDE - FRONT

Front garden is part enclosed by small brick wall with double metal access gates. Block paved driveway providing off street parking for numerous vehicles. Side access gates leading to Summer Room & Storage Garage (Former garage space now split into two areas).



## SUMMER ROOM

11'1 x 7

Double glazed French style access doors. Double glazed window to front. Power and light connected.



## STORAGE GARAGE

10'11 x 11'1

Former garage now split into two areas. Now a storage garage with power and light connected (not tested). Access door from Rear Garden.





## OUTSIDE - REAR

Rear garden is mainly laid to lawn with paved patio areas. Flower and shrub borders. Enclosed by panel fencing.



## ALTERNATE VIEW OF REAR GARDEN



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: E

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

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## JE 0824

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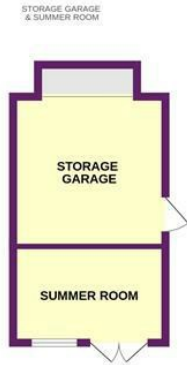
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## Particular Disclaimer

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.







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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## Selling properties... not promises

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