



Jaywick Lane Clacton on Sea, CO15 2RE

Positioned on the edge of the sought after Tudor development on the Western side of the Essex coastal town of Clacton-on-Sea is this **THREE BEDROOM LINK DETACHED HOUSE** with field views to front across the road. Local shopping amenities at Tudor parade are situated within 100 metres with Jaywick Beach within half a mile. Clacton's town centre and mainline railway station are approximately two miles away with Clacton's two golf courses both within quarter of a mile. The property offers versatile accommodation including a ground floor Office/Studio with En-Suite next to the garage space, which gives excellent scope for creating an annexe or for those who need to work from home. An early internal inspection is strongly advised to appreciate the accommodation on offer.

- Three Bedrooms
- Two Reception Rooms
- Ground Floor W.C.
- Office/Studio with En-Suite (Potential Annexe)
- Double Glazed Conservatory
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- Approx 56' West Facing Garden
- Field Views To Front
- EPC Rating C & Council Tax D



Price £285,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

7'2 x 4'11

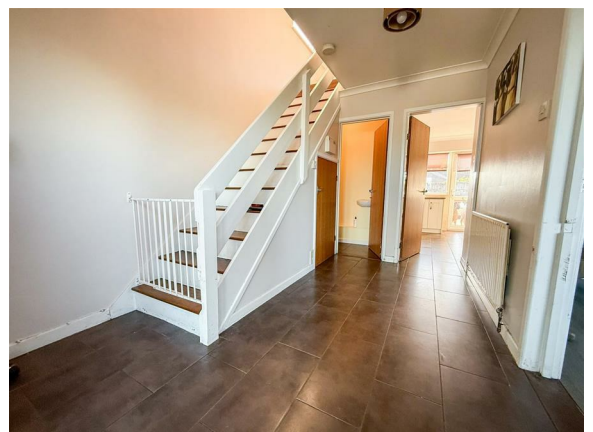
Tiled flooring. Double glazed windows to front and side. Further double glazed entrance door to Entrance Hallway.



ENTRANCE HALLWAY

11'6 x 8'5

Stair flight to first floor. Under stairs storage cupboard. Tiled flooring. Radiator. Open access to Lounge. Doors to:



GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Tiled flooring.



KITCHEN

12'1 nar 8'6 x 11'6

Fitted with a range of antique white panel fronted units. Comprises wood panel effect rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space with extractor hood above. Tall fridge/freezer space. Tiled flooring. Tiled splash backs. Radiator. Double glazed window and door overlooking rear garden. Door to Dining Room.



ALTERNATE VIEW OF KITCHEN



LOUNGE

15'2 x 12'11

Feature fireplace with inset wood burner. Wood effect flooring. Radiator. Double glazed window to front with views across road to fields beyond. Open access to Dining Room.



ALTERNATE VIEW OF LOUNGE AREA



DINING ROOM

12' x 9'11"

Wood effect flooring. Radiator. Door to Kitchen. Double glazed sliding doors to Conservatory.



CONSERVATORY

10' x 8'

Part brick built. Poly carbonate roof. Tiled flooring. Wall mounted electric radiator (not tested). Double glazed windows to side and rear over looking garden. Double glazed double doors to rear garden.



FIRST FLOOR LANDING

Built in double airing cupboard. Wood effect flooring. Double glazed window to side. Doors to:



BEDROOM ONE

12'10 x 12'2

Wood effect flooring. Radiator. Double glazed window to front with views across road to fields beyond.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

12'11 x 11'5

Wood effect flooring. Radiator. Double glazed window to rear.



BEDROOM THREE

10'3 x 7'1

Wood effect flooring. Radiator. Built in wardrobe. Double glazed window to front with views across road to fields beyond.



VIEWS FROM BEDROOM THREE



BATHROOM

10'7 x 6'3 max

Fitted with a three piece white suite. Comprises corner panel bath with mixer tap and wall mounted shower above. Pedestal wash hand basin. Low level W.C. Tiled flooring. Part tiled walls. Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Hardstanding driveway providing off street parking for numerous vehicles. Double wooden access doors to garage.



OUTSIDE - REAR

Approx 56' Westerly facing rear garden. Low maintenance rear garden. Paved patio area. Shingled and wooden decked areas. Part laid to artificial lawn. Shaded Pergola currently used as Hot Tub area (Hot Tub not included). Two timber storage sheds. Additional side storage shed area to side of property. Enclosed by panel fencing. Double sliding patio doors to Office/Studio.



ALTERNATE VIEW OF GARDEN



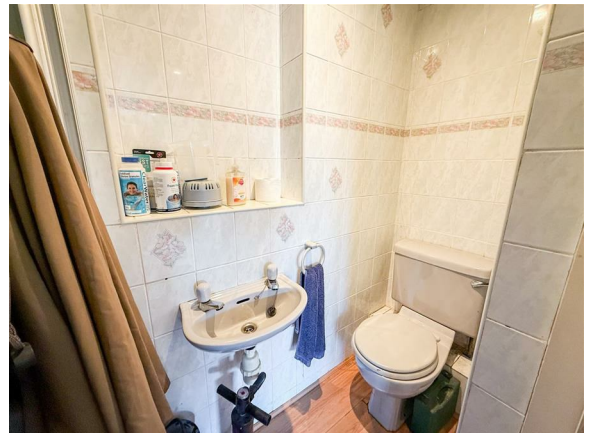
OFFICE/STUDIO (Potential Annexe Accomodation)

Door to En-Suite & Inner Lobby.



EN-SUITE

Three piece Suite. Low level W.C. Wash hand basin. Shower cubicle. Fully tiled walls. Wood effect flooring.



INNER LOBBY

Door to Garage Space.

GARAGE

14'6 x 12'10 nar 11'1

Power and light connected. Space and plumbing for washing machine and tumble dryer. (Subject to planning the garage could be converted to created an annexe Lounge/Kitchenette which could then be used alongside the office/studio as an annexe bedroom with an ensuite).

FIELD VIEWS ACROSS ROAD TO FRONT



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0125

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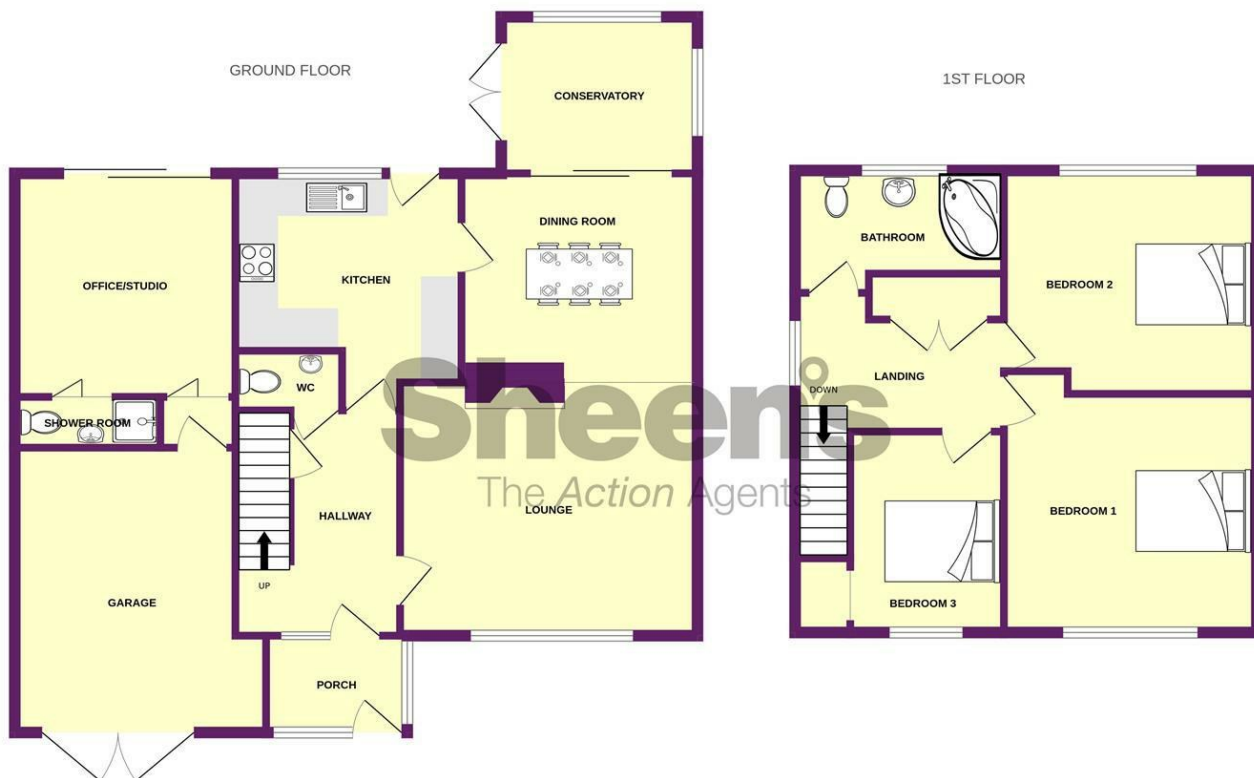
Particular Disclaimer

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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