



22, Albany Gardens East
Clacton-On-Sea, CO15 6HP

Offers in excess of £625,000 Freehold



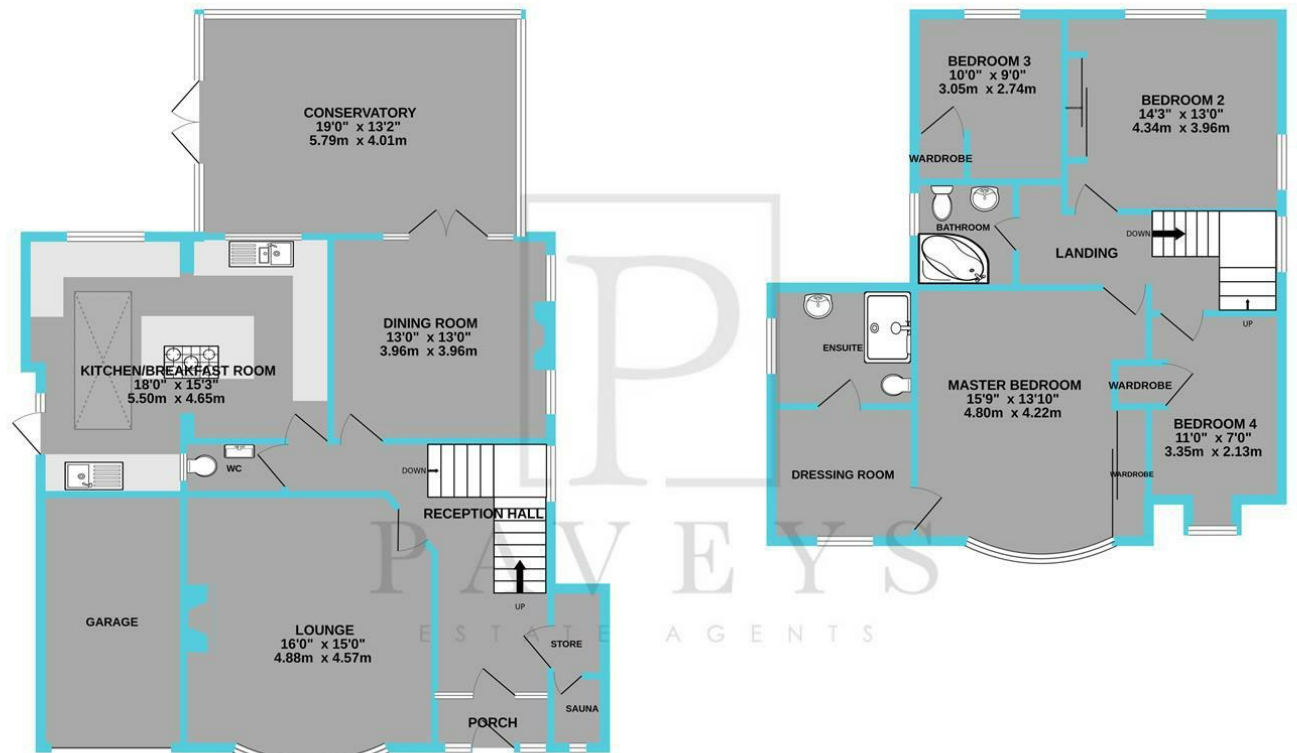
Welcome to Tigh-na-Mara!

Paveys are delighted to offer for sale this STYLISH & ELEGANT 1930'S DETACHED FAMILY HOME positioned in the sought after "Gardens" of East Clacton and positioned within a short stroll from the pretty beach and seafront. This spacious and beautifully presented property offers a wealth of light and space which includes two reception rooms, large conservatory, kitchen breakfast room, sauna, master bedroom suite with dressing room and shower room, three further bedrooms and bathroom. The gorgeous rear garden is beautifully landscaped with a large array of mature plants, feature fish pond and brick outbuilding. There is ample off road parking to the front of the garage. "The Gardens" are a wonderful area of tree lined roads with central gardens which date back to the 1930's. They are positioned within easy reach of local shops, schools, sporting clubs and rail services to Chelmsford, Colchester & London. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR
1192 sq.ft. (110.8 sq.m.) approx.

1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1987 sq.ft. (184.6 sq.m.) approx.

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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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

PORCH

Composite entrance door and double glazed stained glass windows to front, tiled flooring, radiator.

RECEPTION HALL

Glazed entrance door and full height windows to Reception Hall, wood flooring, stair fight to First Floor, smooth and coved ceiling, under stairs cupboard, door to Store & Sauna, radiator.

STORE ROOM

Generous storage room with door to Sauna.

SAUNA

Fully fitted sauna with seating, port hole window to front.

LOUNGE 16' x 15' (4.88m x 4.57m)

Double glazed bay window to front, wood flooring, smooth and coved ceiling, spot lights, wall lights, feature fireplace with surround and hearth, TV points, radiators.

CLOAKROOM

White suite and vanity wash hand basin. Double glazed window to side, tiled flooring, part tiled walls.

KITCHEN BREAKFAST ROOM 18' x 15'3 (5.49m x 4.65m)

Extensive range of over and under counter units, full height cupboards, breakfast bar, work tops, inset sink and drainer with mixer tap, island unit with wooden work top, cupboards and drawers. Integrated dishwasher and fridge, space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, space for Range style cooker, breakfast bar. Double glazed window and door to side, double glazed windows to rear, tiled flooring, part tiled walls, smooth ceiling, spot lights, radiator.

DINING ROOM 13' x 13' (3.96m x 3.96m)

Double glazed double doors to Conservatory, two feature stained glass windows to side, wood flooring, smooth and coved ceiling, picture rail, feature tiled fireplace with surround, radiator.

CONSERVATORY 19' x 13'2 (5.79m x 4.01m)

Double glazed double doors to rear, double glazed windows to all aspects with views over the garden, vaulted ceiling, spot lights, tiled flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, double glazed stained glass window to side, built in airing cupboard, smooth and coved ceiling.

MASTER BEDROOM 15'9 x 13'10 (4.80m x 4.22m)

Large double glazed bay window to front with sea views and views over the Gardens, fitted carpet, smooth and coved ceiling, wall lights, door to Dressing Room & En-Suite, built in mirror fronted wardrobe, radiator.

DRESSING ROOM

Double glazed window to front, fitted carpet, smooth and coved ceiling, door to En-Suite, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, large vanity wash hand basin with fitted cupboards, mirror and spot lights and double shower with glass screen and rainfall shower. Double glazed window to side, tiled flooring, part tiled walls, smooth ceiling, spot lights, heated towel rail.

BEDROOM TWO 14'3 x 13' (4.34m x 3.96m)

Double glazed windows to rear and side aspects, fitted carpet, smooth and coved ceiling, mirror fronted fitted wardrobes, radiator.

BEDROOM THREE 10' x 9' (3.05m x 2.74m)

Double glazed window to rear, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

BEDROOM FOUR 11' x 7' (3.35m x 2.13m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, built in wardrobes and storage cupboard, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with fitted cupboards and mirror and jacuzzi corner bath. Double glazed window to side, tiled flooring, fully tiled walls, spot lights.

OUTSIDE FRONT

Block paved in and out driveway, off road parking to the front of the garage, retaining hedgerows, flower and shrub borders, gated access to rear

OUTSIDE REAR

A beautifully established garden, laid to lawn and stocked with a vast array of mature plants, shrubs and flowers. Paved seating areas, feature fish pond with bridge and pergola over, multi purpose brick built outbuilding with power and light connected (not tested by agent), gated access to front.

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

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