



Boley Drive, Clacton-On-Sea CO15 6LB

welcome to

Boley Drive, Clacton-On-Sea

EAST CLACTON LOCATION - This substantial family home has been EXTENDED and offers stunning MODERN KITCHEN, three reception areas, and FLEXIBLE ACCOMMODATION including ground floor bedroom. CALL TO ARRANGE A VIEWING.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Living Room

13' 5" x 12' 11" (4.09m x 3.94m)

Kitchen Area

14' 9" x 11' 8" (4.50m x 3.56m)

Dining Area

14' 5" x 10' 8" (4.39m x 3.25m)

Sitting Room

14' 5" x 9' 6" (4.39m x 2.90m)

Sun Room

8' x 6' 6" (2.44m x 1.98m)

Master Bedroom

16' 6" x 13' (5.03m x 3.96m)

Ensuite

Bedroom 2

14' 9" x 11' 2" (4.50m x 3.40m)

Bedroom 3

9' 9" x 9' 5" (2.97m x 2.87m)

Bedroom 4

8' 8" x 7' 2" (2.64m x 2.18m)

Bedroom 5/Study

11' 3" x 9' 6" (3.43m x 2.90m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Boley Drive, Clacton-On-Sea

- Five Bedrooms
- Extended
- Three Reception Areas
- En Suite To Bedroom One
- Well Presented and Modern Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CTS309659



Property Ref:
CTS309659 - 0006

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