



EH

EXQUISITE
HOME



SMART FAMILY HOME

Five minutes’ walk from the seafront and close to the theatre and the hospital is this immaculate detached family home, much improved by the present owners. Thought to have been constructed around sixty years ago, they bought it in 2022. Since moving in, they have remodelled it to a very high standard, adding a fifth bedroom and home office, painting it white and laying new carpet in most of the rooms. Because of its exceptionally generous size, the hallway, main bathroom and kitchen have not been redone, but this would be an easy and rewarding project for a new owner. The house stands in a particularly sought after part of the town in a quiet location. At the front is an exceptionally generous block paved area with room for a good number of cars to park. There is a portico running along the front of the house giving shelter and shade. A pair of double doors open into the large and inviting L-shaped hallway off which is an elegant cloakroom with counter top basin and storage. To the right is a useful utility room with plumbing for a washing machine and tumble dryer. Another pair of double doors opens into the spacious dual aspect sitting room with a fireplace and wood burner as its focal point. The original fireplace and surround has been replaced with a very handsome marble one. This is the perfect space for all kinds of family activities, whether it be relaxing, playing board games, watching TV or entertaining. The family have enjoyed several Christmases in their super social house and there is space to put up three Christmas trees in the sitting room. Light streams through the windows adding very greatly to the attractiveness of this lovely room and there are pleasant views of the back garden. To the left is the kitchen/breakfast room which would benefit from an update. Double doors open from the kitchen into the dining room with its bow window and feature fireplace, giving the opportunity to close it off or open up the two rooms. The ground floor accommodation is completed by the double integrated garage. If required, and with the correct planning permission in place, it could be converted into a home gym, an accessible bedroom with en suite or a further reception room.

LIGHT AND SPACE

The staircase rises to the first floor landing which was originally much larger. The present owners created a fifth bedroom using this space and added in two Velux windows through which sunlight streams. The principal bedroom suite is simply stunning with a large dual aspect double bedroom, his and hers dressing rooms and a sleek, contemporary en suite shower room with his and hers basin and plenty of storage. The second and third bedrooms also benefit from fitted wardrobes, the small front bedroom is the perfect size for a nursery or playroom, and the fifth bedroom also has fitted wardrobes. A useful home office is also ideal for anyone who has to work from home. The five piece family bathroom has a curved corner bath and walk in shower plus heated towel rail. Stairs rise to the second floor attic which is very large and could, if desired, and with the correct planning permission in place, be converted into another floor or accommodation. At present, it serves as very useful storage.

GOOD SIZED GARDEN

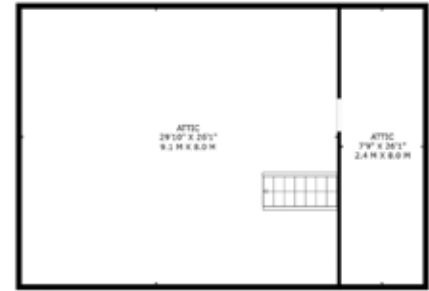
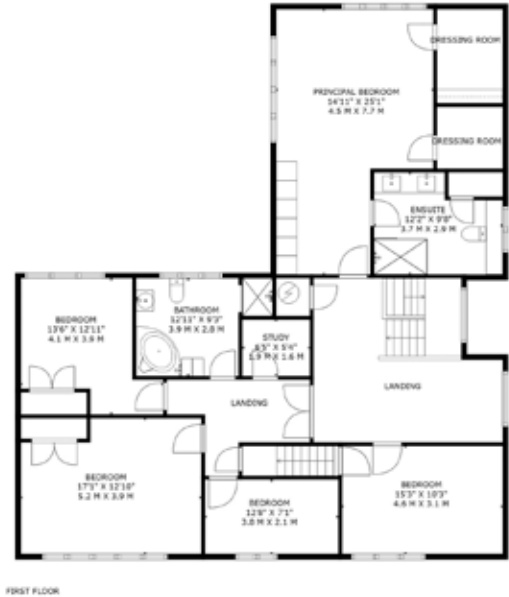
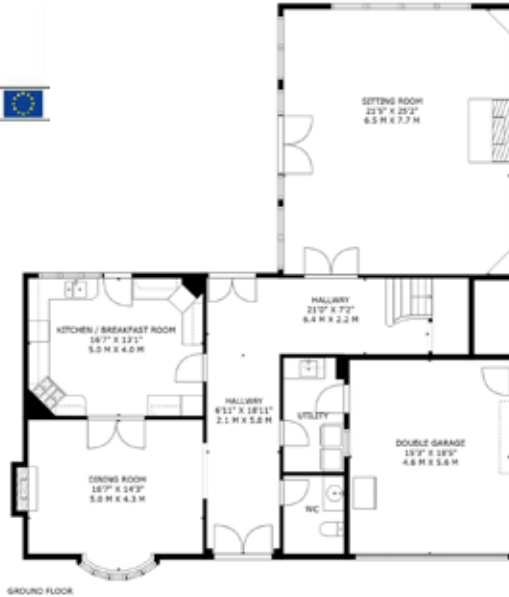
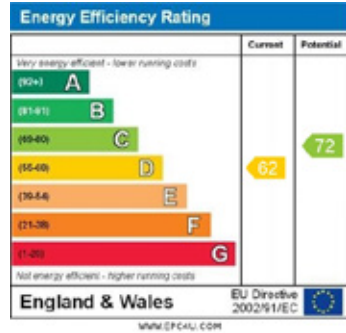
The generous garden is mainly laid to lawn with a large paved seating area, ideal for family barbecues, parties, outdoor entertaining and al fresco dining. The owners have put up a new fence and planted laurels for privacy. There is more than enough room for children’s play equipment and for putting in flowerbeds, shrubs and perennials.

THE BEAUTIFUL SUNSHINE COAST

The concept of the traditional English seaside resort first appeared in the eighteenth century when people began to take the waters and enjoy the benefits of fresh sea air. Many English seaside towns boomed in the nineteenth century as travel became cheaper and easier and the positive effects of sea bathing and a change of scene were fully understood. Clacton-on-Sea on the Tendring Peninsula in the eastern part of Essex is a classic example of this Regency/Victorian success story. Located sixteen and a half miles southeast of Colchester, thirty eight miles east of Chelmsford and eighteen miles south of the Port of Harwich, it is in an excellent location with very good transport links. The A133 bisects the peninsula, running north to link up with the A120 and A12. Regular fast trains run from Clacton on the Sunshine Coast Line, with the journey to London Liverpool Street taking around ninety minutes. This makes it the ideal location for commuters and its seaside location gives it great benefits rarely found in commuter towns. Amongst its many attractions is the large pier, a golf course, the seafront gardens, two theatres, three historic Martello towers constructed in 1810, a Blue Flag beach, the twelfth century parish church, a station, three primary schools, two secondary schools and plenty of shops, restaurants, cafés, pubs and leisure activities. Perfect for families and commuters alike, it is a lively and bustling seaside community.

With plenty of off street parking, a spacious and versatile interior, room for improvement and extension, a private garden and an excellent location near to both the seafront and the town, this is a wonderful house which must be viewed as soon as possible.





TOTAL: 3125 sq. ft, 290 m2
GROUND FLOOR: 1422 sq. ft, 132 m2, FIRST FLOOR: 1703 sq. ft, 158 m2
EXCLUDED AREAS: DOUBLE GARAGE: 280 sq. ft, 26 m2
ATTIC: 547 sq. ft, 51 m2 (EXCLUDING REDUCED HEIGHT)

Sizes And Dimensions Are Automatically Generated And Approximate. Actual May Vary



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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