

EH
EXQUISITE
HOME





AN IMMACULATE HOME NEAR THE SEA

In an excellent location just a couple of minutes' walk from the beach and the golf club, sitting on a quiet cul de sac is this handsome detached house built in 1986 with generous off street parking, an easy to maintain back garden and spacious, versatile accommodation. The present owners bought it four years ago from a family member and have redecorated throughout to a very high standard. The front door opens into the wooden floored entrance hallway with a smart, contemporary cloakroom leading off it. The staircase rises to the first floor from here. To the right is the useful utility room with plumbing for a washing machine and tumble dryer plus more cupboard space. The kitchen opens off the hallway, forming an L shape with the dining room/conservatory. The kitchen cabinets are painted in a soft stone shade, there are plenty of slow closing drawers, an integrated dishwasher and electric oven and induction hob. The dining area in the conservatory is generous and flooded with light, with lovely views from the garden with a pair of double doors giving access to the outside space. This is the ideal layout for modern family living, accessible, spacious and attractive. Another pair of double doors opens from the conservatory into the cosy, welcoming sitting room. This is a house which is perfect for entertaining with its flexible interior. The ground floor accommodation is completed by the playroom to the left of the hallway. If desired, this could be used as a third reception room, perhaps a snug.

WELL LAID OUT FIRST FLOOR

The staircase rises to the first floor with natural light streaming in through the window overlooking the landing. The principal bedroom is a good sized double with an en-suite shower room in a neutral palette with attractive mosaic tile detail. The second bedroom has a lovely panelled wall, the third bedroom is a good size and the fourth, also benefiting from a wooden panelled wall is presently being used as a home office, ideal for anyone who has to work from home. All four bedrooms have built in wardrobes. The three piece family bathroom has a bath with shower over, ideal for a quick shower in the morning, pre-work, children's bath time or an indulgent candlelit soak.

DELIGHTFUL OUTSIDE SPACE

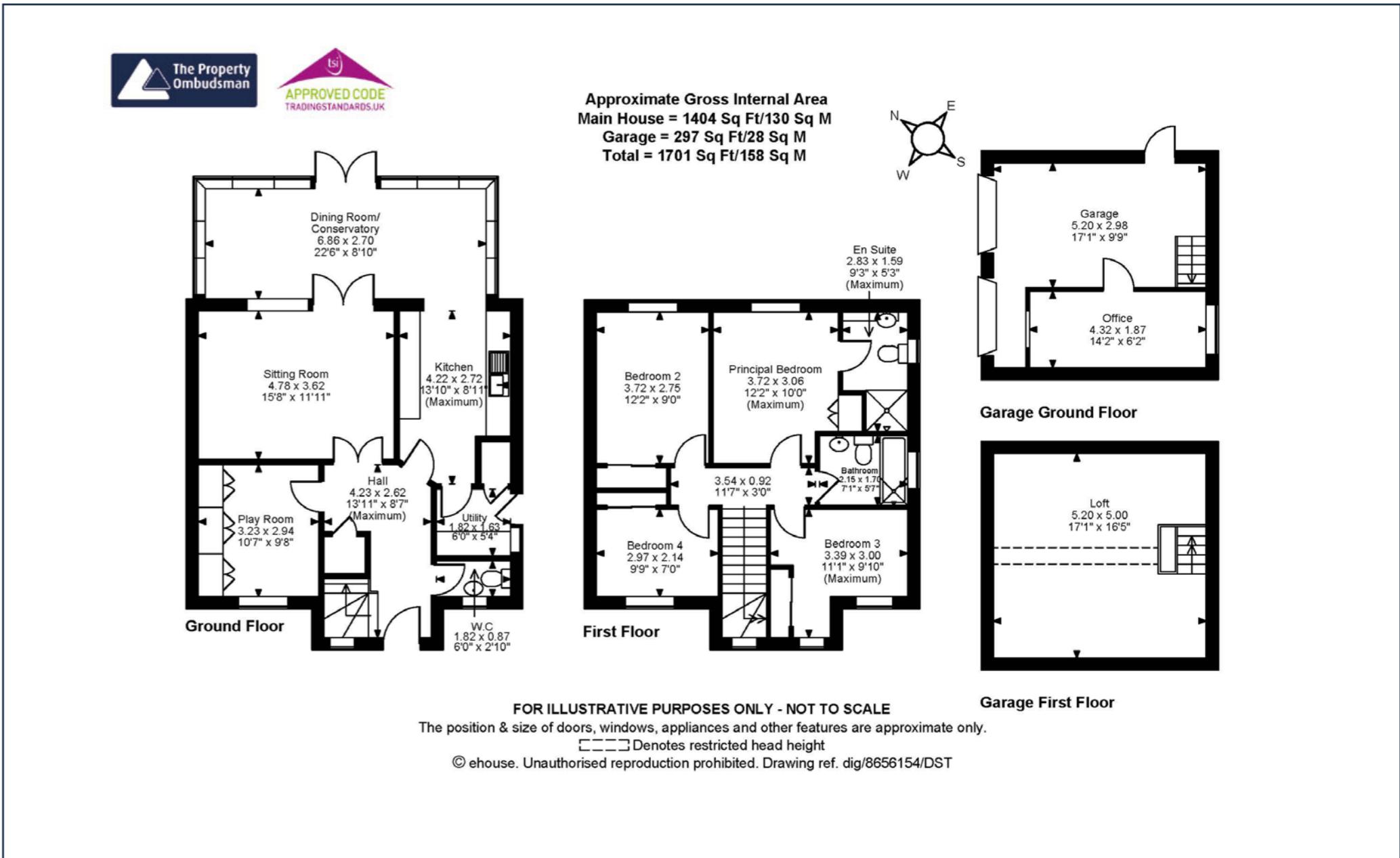
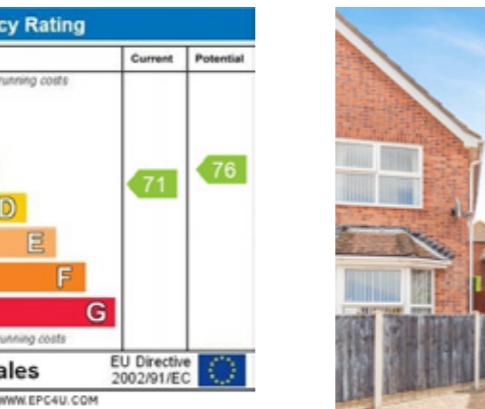
The sheltered back garden is accessed via a covered and lockable walkway to the left of the house which has been cleverly designed to provide storage for bulky items such as barbecues and garden equipment. The garden is partly paved with seating areas and partly laid to Astroturf. There are three brightly coloured mature trees at the back and room for container gardening. At the front of the house is the large garage with a staircase rising to the first floor which is currently used for storage. There is plenty of room in here and if desired, and with planning permission in place, the ground floor could be used as a hobby room, home office or home gym.

Clacton's location on the Sunshine Coast with plenty of leisure and retail amenities close by, plus excellent road and rail links, adds very greatly to its popularity. This handsome and immaculate detached house has everything going for it, including proximity to the sea and the golf course.

SEASIDE LIVING

The Sunshine Coast on the Tendring Peninsula in eastern Essex has long been a popular destination. The English began to take the waters and understand the benefits of fresh air and sea bathing in the eighteenth century, and Clacton-on-Sea is a prime example of this kind of Regency/Victorian success story. Sixteen and a half miles south east 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 A13 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 and plenty of shops, restaurants, cafés, pubs and leisure activities. Perfect for families and commuters alike, it is a lively and bustling seaside community.





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 items shown include 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 2X.

EH

EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS
T +44(0)1223 261144 E info@exquisitehome.co.uk

CAMBRIDGESHIRE | ESSEX | HERTFORDSHIRE | HUNTINGDONSHIRE | NORFOLK | SUFFOLK | LONDON