



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this substantial, executive style detached family home occupying a desirable position just a stroll from Clacton's regenerated seafront and golf club. This impressive property boasts four well proportioned bedrooms including a master bedroom with fitted furniture and ensuite shower room. The spacious reception rooms and conservatory afford ample living space for the growing family and an internal viewing is recommended to fully appreciate the size, quality and location of this chain free property.

**DIRECTIONS:**

See sat nav: Postcode CO15 1DU.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* FOUR BEDROOMS - MASTER BEDROOM WITH FITTED WARDROBES AND ENSUITE SHOWER ROOM \*
- \* 19'5 LOUNGE \* 20'5 CONSERVATORY \* 10'6 DINING ROOM \* 24' KITCHEN / BREAKFAST ROOM \*
- \* UTILITY ROOM \* GROUND FLOOR WC \* MODERN FIRST FLOOR FAMILY BATHROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* APPROXIMATELY 40' REAR GARDEN \* ATTACHED DOUBLE GARAGE \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

**ENTRANCE HALL:**

UPVC double glazed entrance door to entrance hall leading to reception hall. Radiator. Turning stairflight to first floor with cupboards under. Double glazed window to front, doors to lounge, dining room, kitchen breakfast room and ground floor cloakroom.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, vanity wash basin. Tiled flooring. Radiator. Double glazed window to side.

**KITCHEN/BREAKFAST ROOM:** 24'0 (7.32m) x 9'3 (2.82m)

(narrowing to 7'4). Fitted with a range of base units with laminated work surfaces and inset ceramic one and a half bowl sink unit with cupboards and drawers under, range of matching eye level cupboards with work surface lighting under, integrated five ring gas hob and double oven, further integrated dishwasher. Tiled flooring. Double glazed window to rear, door to outside and further door to:

**UTILITY ROOM:** 7'4 (2.24m) x 4'9 (1.45m)

Fitted with a range of laminated fronted units with laminated rolled edge work surfaces with plumbing for washing machine under, range of matching eye level cupboards. Tiled flooring. Wall mounted gas boiler. Double glazed window to side.

**LOUNGE:** 19'5 (5.92m) x 11'0 (3.35m)

Radiator. Timber fire surround. Double glazed bow window to front, double doors to dining room and sliding patio doors to conservatory.

**DINING ROOM:** 10'6 (3.20m) x 9'10 (3.00m)

Radiator. Multi pane glazed French style doors to conservatory and further door to entrance hall.

**CONSERVATORY:** 20'5 (6.22m) x 9'9 (2.97m)

Of brick based construction with glazed aspects to sides and rear. Tiled flooring. Vaulted ceiling with inset skylight window and doors to rear garden.

**GALLERIED FIRST FLOOR LANDING:**

Radiator. Access to loft. Double glazed window to front, doors to bedrooms and family bathroom.

**BEDROOM ONE:** 13'0 (3.96m) x 10'7 (3.23m)

Fitted wardrobes with matching dresser unit and chest of drawers. Radiator. Double glazed window to rear and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising of shower quadrant, vanity wash basin, low level WC. Fully tiled walls, tiled flooring. Chromium effect radiator. Double glazed window to front.

**BEDROOM TWO:** 11'0 (3.35m) x 9'0 (2.74m)

Radiator. Built in mirror fronted wardrobes. Double glazed window to rear.

**BEDROOM THREE:** 11'0 (3.35m) x 8'5 (2.57m)

Radiator. Built in storage cupboard. Double glazed window to front.

**BEDROOM FOUR:** 9'0 (2.74m) x 7'6 (2.29m)

Radiator. Double glazed window to rear.

**FAMILY BATHROOM:**

White coloured suite comprising of panelled bath with wall mounted shower over and shower screen, vanity wash basin with cupboards under, low level WC. Fully tiled walls, tiled flooring. Radiator. Double glazed window to front.

**OUTSIDE:**

Substantial block paved frontage affording off road parking for at least three cars. Pedestrian access to rear garden and automated roller shutter door to double garage (17'6 x 15'6) with power and light connected, water supply and service door to rear garden. The rear garden is approximately 40' in length with a split level predominantly paved area with well stocked flower and shrubbery borders retained by brick edging. A timber summerhouse can be found in the corner of the garden. Mature hedging and shrubbery helps to create a virtually unoverlooked private garden, perfect for entertaining and relaxing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band F.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.





