



KE &
ICKBROOM

Victoria Road, Clacton-on-Sea, CO15 6BH

Clacton-on-Sea

Guide Price
£535,000

Bedrooms: 4 | Bathrooms: 3 | Receptions: 2

Blake & Thickbroom are pleased to be offering this beautifully presented extended detached family home situated close to Clacton on Sea's regenerated seafront, on a quiet, tree lined road, adjacent to 'The Gardens'. This property offers generous accommodation over three floors and is not only convenient for the seafront but within walking distance of favoured primary and secondary schools and railway station.

Agent Notes:

Material information for this property

Tenure is Freehold. Council Tax Band E. EPC Rating C.

Services connected. Electricity - Yes. Gas - Yes. Water - Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes.

Any additional property charges - No

Non standard property features to note - Yes. See planning reference number:

19/00027/FUL

ENTRANCE HALL

3.53m x 3.05m (11'7 x 10'0)

Replacement composite entrance door to entrance hall. Radiator, tiled flooring, stair flight to first floor, access to lounge and kitchen/diner. Further door to cloakroom.

GROUND FLOOR CLOAKROOM

with a white suite comprising pedestal wash basin, low level WC, radiator.

LOUNGE

8.84m x 3.58m (29'0 x 11'9)

Feature upright radiators, tiled flooring, wall mount electric fire, double glazed bay window to front. window to rear, double doors to conservatory.

CONSERVATORY

2.46m x 1.91m (8'1 x 6'3)

Tiled flooring, double glazed aspects to side and rear, double glazed doors to garden.

KITCHEN AREA

3.4m x 2.92m (11'2 x 9'7)

L Shaped luxuriously appointed with a range of laminated fronted soft closing units with solid wood work surfaces extending around to the dining area. Inset one and a half bowl ceramic style sink unit and mixer tap over. Cupboards, drawers and storage space under, matching eye level cupboards, upright radiators. Tiled flooring. Double glazed window to rear. access to dining area. Dual fuel range cooker with gas hob and electric ovens, to remain, with extractor hood above. Further space for Fridge-Freezer.

DINING AREA

3.86m x 3.05m (12'8 x 10'0)

tiled flooring, upright radiator, matching soft closing base units with work surfaces and eye level cupboard, crockery display cabinets. UPVC double glazed doors to rear garden, sliding doors to utility room, service door to integral garage.

Tenure: Freehold

Property Type: Detached House

- FOUR DOUBLE BEDROOMS
- FOUR PIECE EN SUITE BATHROOM & DRESSING ROOM TO MASTER BEDROOM
- EN SUITE SHOWER TO BEDROOM THREE
- 29' LOUNGE
- LUXURIOUSLY APPOINTED L SHAPE KITCHEN/DINER
- UTILITY ROOM
- G/F WC
- F/F STUDY/HOME OFFICE
- CONSERVATORY
- 16'7 x 10'6 INTEGRAL GARAGE





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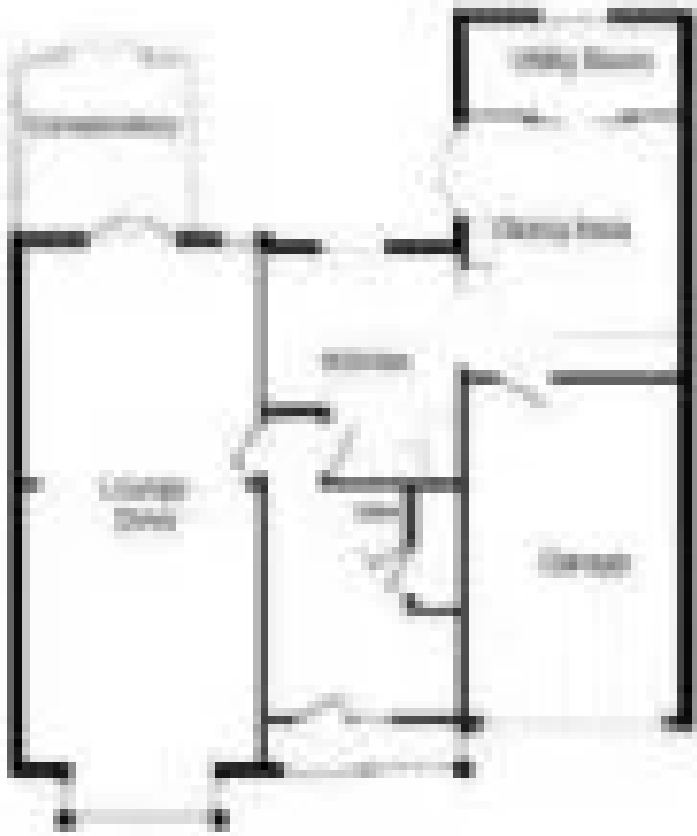
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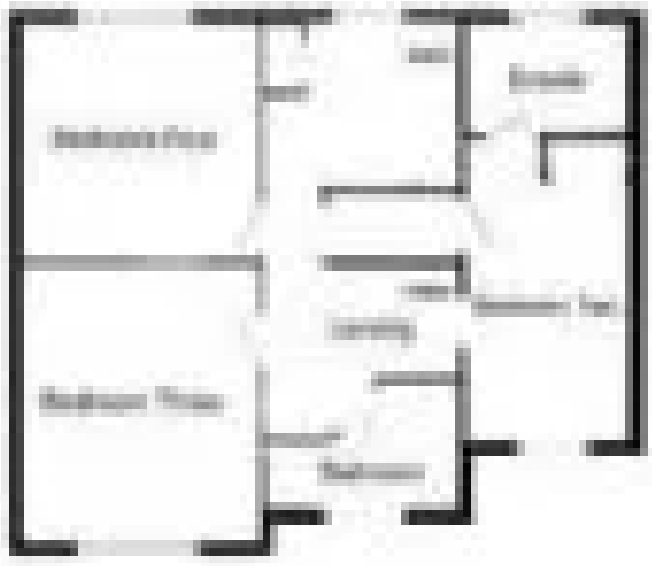
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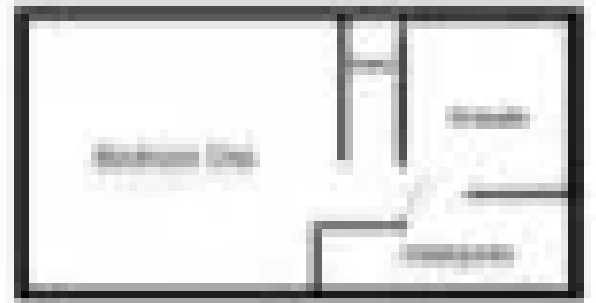




House Plan



House Plan



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