



DESCRIPTION:

"A HOME WITH A VIEW ".
Brand new detached family home forming part of a small private development backing onto the local village church, which we understand dates back to the 14th century. The development is situated within the heart of this unspoilt village which offers amenities including the "Red Lion " public house and village stores. There is also excellent main road access to neighbouring villages and town centres including Thorpe le Soken and Frinton on Sea both offering an array of shopping facilities and main line railway. An internal viewing is highly recommended to appreciate the quality of the construction of this home and peaceful location.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx one mile leading into Kings Parade. Proceed to the end of Kings Parade, bear right at the roundabout signposted B1032 Frinton & Walton Road. Proceed across the marches through the village of Gt. Holland for approx 3 miles under the railway bridge, bear right at the mini roundabout, immediate left at the next mini roundabout into Halstead Road. Proceed along Halstead Road for approx one mile. At the end of the road, turn left at the junction into Thorpe Road. Proceed a short distance and Tamarisk Close will be found as a new turning on the left hand side. Proceed into the development and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOM * TWO EN SUITE SHOWER ROOMS *
- * 11'2 x 7'10 FAMILY BATHROOM * 15'1 x 9'1 GALLERIED LANDING * 17'4 x 15' RECEPTION HALLWAY *
- * CLOAKROOM * 17'3 x 14'4 LOUNGE * 13'1 x 12'6 DINING ROOM *
- * 12'7 x 6'9 UTILITY ROOM * 19'6 x 16'8 LUXURY FITTED KITCHEN/BREAKFAST ROOM WITH NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORKTOPS *
- * LANDSCAPED FRONT & REAR GARDENS TO BE COMPLETED * DRIVEWAY & 23' DETACHED GARAGE *
- * BUILD ZONE 10 YEAR WARRANTY * CARPETS INCLUDED * STUNNING VIEWS OVER CHURCH GROUNDS *

FIRST FLOOR: BEDROOM ONE: 19'7 (5.97m) x 16'8 (5.08m)

L Shaped in design. Radiator, windows to side and rear with views over church grounds, internal door to en suite shower room.

ENSUITE SHOWER ROOM: 7'10 (2.39m) x 7'2 (2.18m)

Walk in shower cubicle, floating design wash basin, enclosed low level WC, tiled flooring, part tiled walls, heated towel rail, down lighters. Window to side.

BEDROOM TWO: 17'4 (5.28m) x 14'9 (4.50m)

(max) Radiator, sky light window, window to rear with views over church grounds. Door to en suite shower room.

ENSUITE SHOWER ROOM:

Walk in shower cubicle, floating hand wash basin, enclosed low level WC, heated towel rail, part tiled walls, tiled flooring, down lighters. Window to front.

BEDROOM THREE: 16'8 (5.08m) x 10'9 (3.28m)

Radiator, window to front.

BEDROOM FOUR: 12'9 (3.89m) x 9'1 (2.77m)

Radiator, window to side.

BATHROOM: 11'2 (3.40m) x 7'10 (2.39m)

White suite comprising panelled bath with mixer taps and shower attachment. Floating hand wash basin, enclosed low level WC, walk in shower cubicle, down lighters, part tiled walls, tiled flooring. Window to front.

GALLERIED LANDING: 15'1 (4.60m) x 9'1 (2.77m)

Radiator, access to loft, airing cupboard, impressive full height landing window with views over church. Turning stair flight to first floor.

RECEPTION HALLWAY: 17'4 (5.28m) x 15'0 (4.57m)

Composite entrance door to reception hallway. Under floor heating, tiled flooring, storage cupboard.

GROUND FLOOR CLOAKROOM:

Enclosed low level WC, floating hand wash basin, part tiled walls, tiled flooring, down lighters. Window to side.

LOUNGE: 17'3 (5.26m) x 14'4 (4.37m)

Ornamental chimney breast with multi fuel burner and hearth to be installed, under floor heating, windows to front and side. French style double glazed doors to rear garden.

DINING ROOM: 13'1 (3.99m) x 12'6 (3.81m)

Under floor heating, windows to front and side.

UTILITY ROOM: 12'7 (3.84m) x 6'9 (2.06m)

Fitted with a range of grey coloured laminated fronted units comprising laminated work surfaces with matching upstands. Inset single drainer sink unit with mixer taps, cupboards under. Tall storage cupboard housing gas boiler, tiled flooring, under floor heating. Double glazed door to outside.

KITCHEN/BREAKFAST ROOM: 19'6 (5.94m) x 16'8 (5.08m)

Luxuriously appointed with a range of grey coloured laminated fronted unit comprising Quartz worktops with matching upstands. Inset one and a half bowl single drainer sink unit with mixer tap. Cupboards under, eye level cupboards with lighting below. Inset five ring electric hob with extractor hood above. Further built in double oven with cupboard storage above and below. Integrated fridge, freezer and dish washer. Central island with breakfast bar, under floor heating, tiled flooring. Window to rear, bi folding doors to rear garden with views over church.

OUTSIDE:

Landscaped front garden. Driveway providing off road parking leading to detached garage. 23' x 9'9 Power and light connected, electric up and over door. Side gate access to side and rear garden. Paved patio area. The rear garden to be cleared and turfed enclosed by panel fencing, outside tap, outside lighting. To the right hand side of the property and area to be cleared which could provide additional parking.

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Ground Floor



First Floor