



**DESCRIPTION:**

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.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for less than half a mile, before finding Victoria Road on the left, the property can be found short distance on the left hand side.

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

- \* 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 \*GAS HEATING SYSTEM\* DOUBLE GLAZING \* SOUTH WESTERLY FACING REAR GARDEN \*\* AMPLE OFF ROAD PARKING \* CLOSE PROXIMITY TO SEAFRONT \* WALKING DISTANCE TO FAVOURED SCHOOLS & RAILWAY STATION \*
- \* PARTIAL SEA VIEWS \*

**ENTRANCE HALL:** 11'7 (3.53m) x 10'0 (3.05m)

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

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

**CONSERVATORY:** 8'1 (2.46m) x 6'3 (1.91m)

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

**KITCHEN AREA:** 11'2 (3.40m) x 9'7 (2.92m)

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

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.

**UTILITY ROOM:** 10'4 (3.15m) x 4'5 (1.35m)

tiled flooring, matching base units with solid wood work surfaces and inset ceramic one and a half bowl sink unit with mixer taps over, double glazed window to rear. Washing machine to remain. Space for Tumble Dryer and Dishwasher.

**FIRST FLOOR LANDING:**

Stained glass feature window, access to bedrooms and study/home office.

**BEDROOM TWO:** 13'9 (4.19m) x 11'8 (3.56m)

Radiator, double glazed window to front with partial sea views.

**BEDROOM THREE:** 15'0 (4.57m) x 8'1 (2.46m)

(max) Radiator, fitted mirror fronted wardrobes, double glazed window to front, door to ensuite shower .

**EN SUITE SHOWER ROOM:**

with a glazed walk in shower enclosure, vanity wash basin, low level WC, tiled flooring, part tiled walls, chrome effect radiator, double glazed window to rear .Extractor fan.

**BEDROOM FOUR:** 11'9 (3.58m) x 11'8 (3.56m)

Radiator, double glazed window to rear.

**BATHROOM:**

White suite comprising panelled bath with water fall style mixer tap, vanity wash basin, enclosed low level WC, with cupboards under. Recessed shower cubicle, chrome radiator, tiled flooring, fully tiled walls. Double glazed window to front. extractor fan

**FIRST FLOOR STUDY/HOME OFFICE:** 7'9 (2.36m) x 7'0 (2.13m)

Fitted desk area, built in storage cupboard housing wall mounted gas boiler, radiator, double glazed window to rear, stair flight to second floor with access to master bedroom.

**MASTER BEDROOM:** 18'5 (5.61m) x 13'2 (4.01m)

(narrowing to 14'2) Radiator, wall mounted air conditioning unit, two sky light windows to side with sea views. Three further sky light windows , vaulted ceiling. Door to ensuite bathroom and dressing room.

**EN SUITE BATHROOM:**

with modern oval bath tub with floor standing mixer tap over, vanity wash basin with cupboards under, enclosed cistern WC, glazed shower enclosure, tiled flooring, sky light window to rear. Open access to dressing area. Extractor fan.

**DRESSING AREA:**

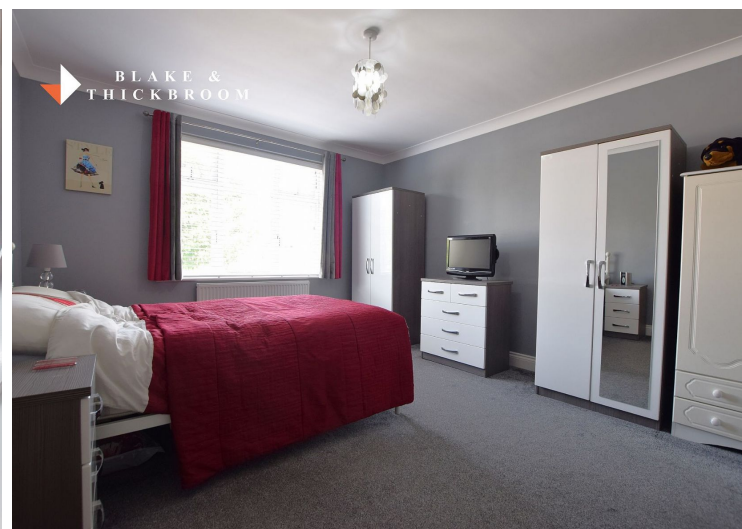
Hanging space into recess, tiled flooring, sky light window .

**OUTSIDE:**

Hard standing to front affording off road parking for three cars with shrubbery and planted rockery to the left affording access to integral garage 16'7 x 10'6. Automated roller shutter door, power and light connected. Landscaped rear garden 35' X 38' with attractive paved patio area adjacent to the conservatory and dining areas leading onto lawned area flanked by paving and shingle giving access to detached timber storage shed with windows and double doors measuring 14'2 x 7. Well stocked flower and shrub borders, retained by timber fencing.

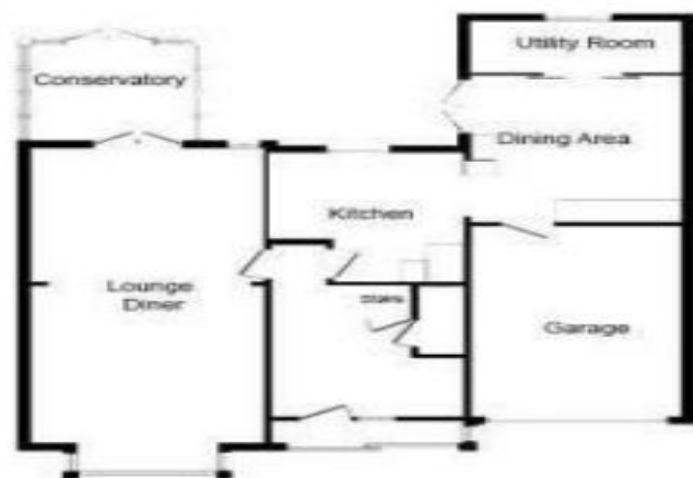
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Ground Floor



First Floor



Top Floor