



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 BEDROOMS * TWO ENSUITES *

* 18'5 x 11' LOUNGE with FEATURE WOODBURNER *

* 26'9 x 10'10 LUXURY FITTED KITCHEN DINER with NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORKTOPS *

* 11'1 x 8'1 STUDY / BEDROOM FIVE * 9' UTILITY ROOM with FITTED TUMBLE DRYER AND WASHING MACHINE *

* FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *

* 13'8 x 8'6 GALLERIED LANDING *

* UNDERFLOOR GAS HEATING TO GROUND FLOOR AND RADIATORS TO FIRST FLOOR * DOUBLE GLAZED THROUGHOUT *

* BUILDZONE TEN YEAR WARRANTY * CARPETS INCLUDED *

* GARAGE IN BLOCK OF TWO *

* STUNNING VIEWS OVER CHURCH GROUNDS * SOLE AGENTS *

* INTERNAL IMAGES ARE FROM PLOT 7 WHICH IS IN A COMPLETED CONDITION * CGI IMAGES ARE FOR GUIDELINE PURPOSES ONLY *

FIRST FLOOR: BEDROOM ONE: 13'9 (4.19m) x 11'0 (3.35m)

Radiator. Windows to side and rear with views over church grounds. Door to:

ENSUITE BATHROOM:

White suite comprising of panelled bath with mixer tap, shower attachment, floating vanity hand wash basin, enclosed low level WC, corner shower cubicle. Radiator. Tiled flooring, part tiled walls. Downlighters. Extractor fan. Window to rear.

BEDROOM TWO: 13'6 (4.11m) x 11'0 (3.35m)

(plus door recess). Radiator. Loft access. Window to rear with views over church grounds. Door to:

ENSUITE SHOWER ROOM:

Walk in shower cubicle, floating vanity hand wash basin, enclosed low level WC. Heated towel rail. Tiled flooring, part tiled walls. Downlighters. Fitted cabinet. Extractor fan.

BEDROOM THREE: 11'0 (3.35m) x 7'8 (2.34m)

Radiator. Window to front.

BEDROOM FOUR: 11'0 (3.35m) x 7'8 (2.34m)

Radiator. Window to front.

BATHROOM:

White suite comprising of panelled bath with mixer tap, shower attachment, floating vanity hand wash basin, enclosed low level WC. Shower cubicle. Radiator. Tiled flooring, part tiled walls. Heated towel rail. Downlighters. Window to front.

GALLERIED LANDING: 13'8 (4.17m) x 8'6 (2.59m)

Turning stairflight to ground floor.

RECEPTION HALLWAY:

Composite entrance door to reception hallway. Underfloor heating. Tiled flooring. Walk in airing cupboard, further built in storage cupboard. Door to:

GROUND FLOOR CLOAKROOM:

Comprising of low level WC, floating vanity hand wash basin. Fitted cabinet with mirror. Part tiled walls, tiled flooring. Underfloor heating. Downlighters. Window to front.

LOUNGE: 18'5 (5.61m) x 11'0 (3.35m)

Fitted wood burner with beamed mantle and marble hearth. Underfloor heating. Bi-folding doors to rear garden.

STUDY / BEDROOM FIVE: 11'1 (3.38m) x 8'1 (2.46m)

Underfloor heating. Window to front.

KITCHEN DINER: 26'9 (8.15m) x 10'10 (3.30m)

The kitchen area is luxuriously appointed with a range of grey coloured laminated fronted units with Quartz work tops, 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 unit with extractor hood above and Quartz splashback, further built in double oven with cupboard storage above and below, integrated dishwasher, fridge and freezer. Purpose built breakfast bar. Underfloor heating. Tiled flooring. Window to front. Bi-folding doors to rear garden. Internal door to:

UTILITY ROOM: 9'0 (2.74m) x 8'6 (2.59m)

Fiitted with a range of matching grey coloured fronted units with laminated work surfaces, inset single drainer sink unit with mixer tap, cupboards under, fitted washing machine and tumble dryer. Wall mounted gas boiler. Underfloor heating. Tiled flooring. Double glazed door to outside.

OUTSIDE:

Bark chippings to front garden. Block paved driveway providing off road parking leading to detached garage (23'1 x 9'9) with power and light connected, electric up and over door. Side gate to be fitted leading through to Westerly facing lawned rear garden, full width paved patio area. Outside tap, outside lighting. The rear garden benefits from a stunning view of the local village 14th century church.



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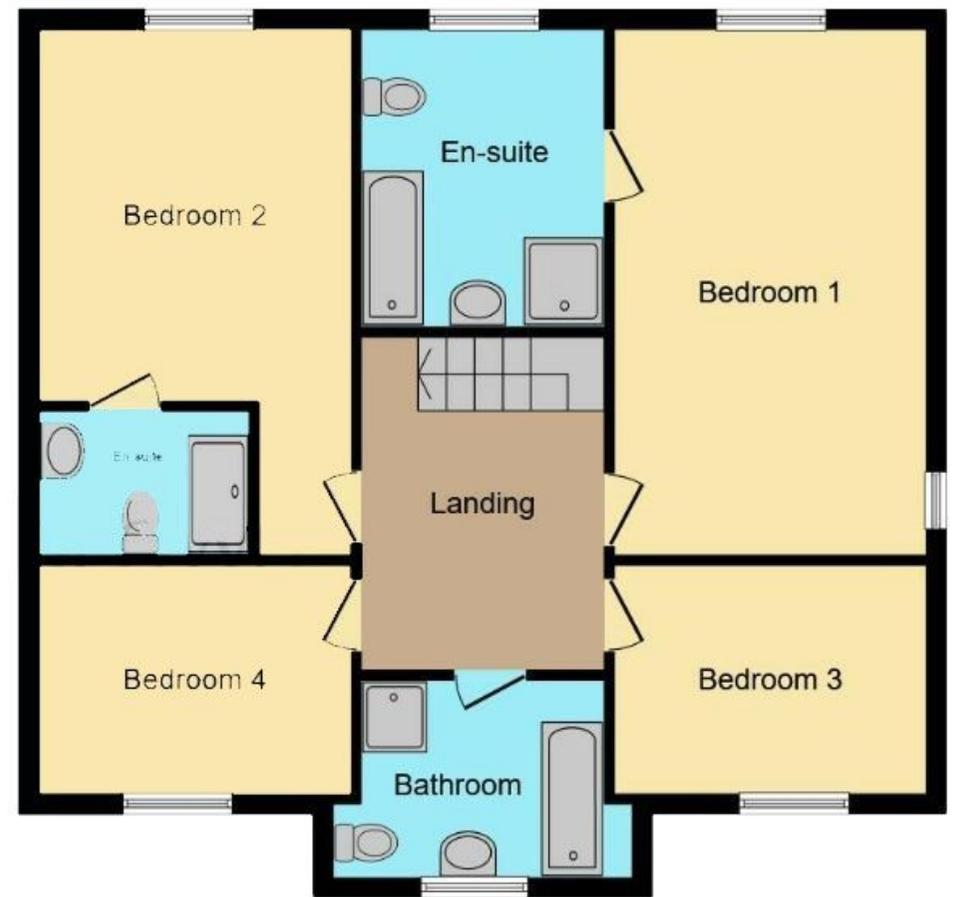
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Ground Floor



First Floor