



DESCRIPTION:

Guide Price £550,000 to £570,000 Blake & Thickbroom are pleased to be offering this extended detached family home situated within the prestigious Gardens area of Clacton on Sea. This completely modernised home has retained its 1920s facade yet boasts up to date open plan living internally. An internal viewing is recommended to fully appreciate the position, size and quality of property on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road, take the first right into Skelmersdale Road. Proceed past the railway station on the left hand side and at the far end, proceed straight across Holland Road into the second part of Skelmersdale Road where the road converts into Albert Gardens. Take the third turning on the right into Albany Gardens West and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR FIRST FLOOR BEDROOMS *
- * LUXURIOUS ENSUITE BATHROOM TO MASTER BEDROOM *
- * GROUND FLOOR STUDY / BEDROOM FIVE *
- * SITTING ROOM 14'10 (max) x 12'2 with PARTIAL GARDENS AND SEA VIEWS *
- * 18'1 x 16'8 FAMILY ROOM / DAY ROOM with 16'2 BI-FOLDING DOORS TO REAR GARDEN *
- * 12'9 x 12'1 KITCHEN AREA * UTILITY ROOM *
- * REFURBISHED GROUND FLOOR CLOAKROOM (potential shower room) *
- * REFITTED FIRST FLOOR SHOWER ROOM *
- * DUAL CLIMATE GAS CENTRAL HEATING SYSTEM * DOUBLE GLAZING *
- * WESTERLY FACING REAR GARDEN with KOI POND with GLAZED VIEWPOINT *
- * OFF ROAD PARKING * ATTACHED GARAGE * APPROX 300 YARDS FROM SEAFRONT *
- * PRESTIGIOUS LOCATION * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite style entrance door to entrance hall. Radiator. Tiled flooring. Built in airing cupboard. Stairflight to first floor. Doors to sitting room, study and opening to family room.

SITTING ROOM: 14'10 (4.52m) x 12'2 (3.71m)

(max). Radiator. Double glazed window and further double glazed curved window to front overlooking the frontage, gardens and offering a partial sea view.

STUDY / BEDROOM FIVE: 10'9 (3.28m) x 10'4 (3.15m)

Radiator. Double glazed window to front.

GROUND FLOOR CLOAKROOM:

Refitted with a white suite comprising of hanging vanity wash basin with drawers under, low level WC. Chromium effect radiator.

FAMILY ROOM: 18'1 (5.51m) x 16'8 (5.08m)

Continuation of tiled flooring throughout. Radiator, further wall mounted upstanding radiator. 16' bi-folding doors giving access to garden and further open plan access to:

KITCHEN: 12'9 (3.89m) x 12'1 (3.68m)

Refitted with a range of laminated fronted units comprising of laminated work surfaces with LED lighting under, range of matching eye level cupboards, integrated dishwasher. Continuation of tiled flooring. Double glazed window overlooking rear gaden and opening to:

UTILITY ROOM: 13'2 (4.01m) x 7'1 (2.16m)

(max). Fitted with matching laminated units and work surface with inset single drainer sink unit with mixer tap over, floor standing water softener. Tiled flooring. Understairs storage cupboard. Wall mounted gas boiler. Double glazed window and door to side.

FIRST FLOOR GALLERIED LANDING:

Radiator. Obscured double glazed window to side. Doors to bedrooms.

BEDROOM ONE: 16'11 (5.16m) x 14'4 (4.37m)

(max). Radiator. Double glazed window to rear. Door to:

EN SUITE BATHROOM:

Refitted with a white coloured suite comprising of panelled bath with integrated taps and waterfall style tap over, further wall integrated shower unit, shower screen, hanging enclosed WC, hanging vanity wash basin with cupboards under. Fully tiled walls. Chromium effect radiator.

BEDROOM TWO: 13'2 (4.01m) x 10'0 (3.05m)

Radiator. Double glazed window to rear.

BEDROOM THREE: 13'2 (4.01m) x 8'8 (2.64m)

Radiator. Double glazed window to front affording a partial sea view.

BEDROOM FOUR: 8'0 (2.44m) x 6'9 (2.06m)

Currently used as office. Radiator. Double glazed feature window to front affording a partial sea view. Door to:

SHOWER ROOM:

Refitted with a white suite comprising of recessed shower enclosure, hanging wash basin, further hanging WC. Fully tiled walls, tiled flooring. Double glazed window to front.

OUTSIDE:

Lawned frontage with driveway to the right hand side affording off road parking and access to attached garage with up and over door and power and light connected, service door to rear garden.

REAR GARDEN:

The rear garden is predominantly lawned with hardstanding area adjacent to the rear of the garage being an ideal BBQ area. Further raised patio area adjacent to the family room and partially raised Koi pond with glazed viewing wall with raised planters. Purpose built pump house and filter room The garden is retained by timber fencing and feature brick wall.

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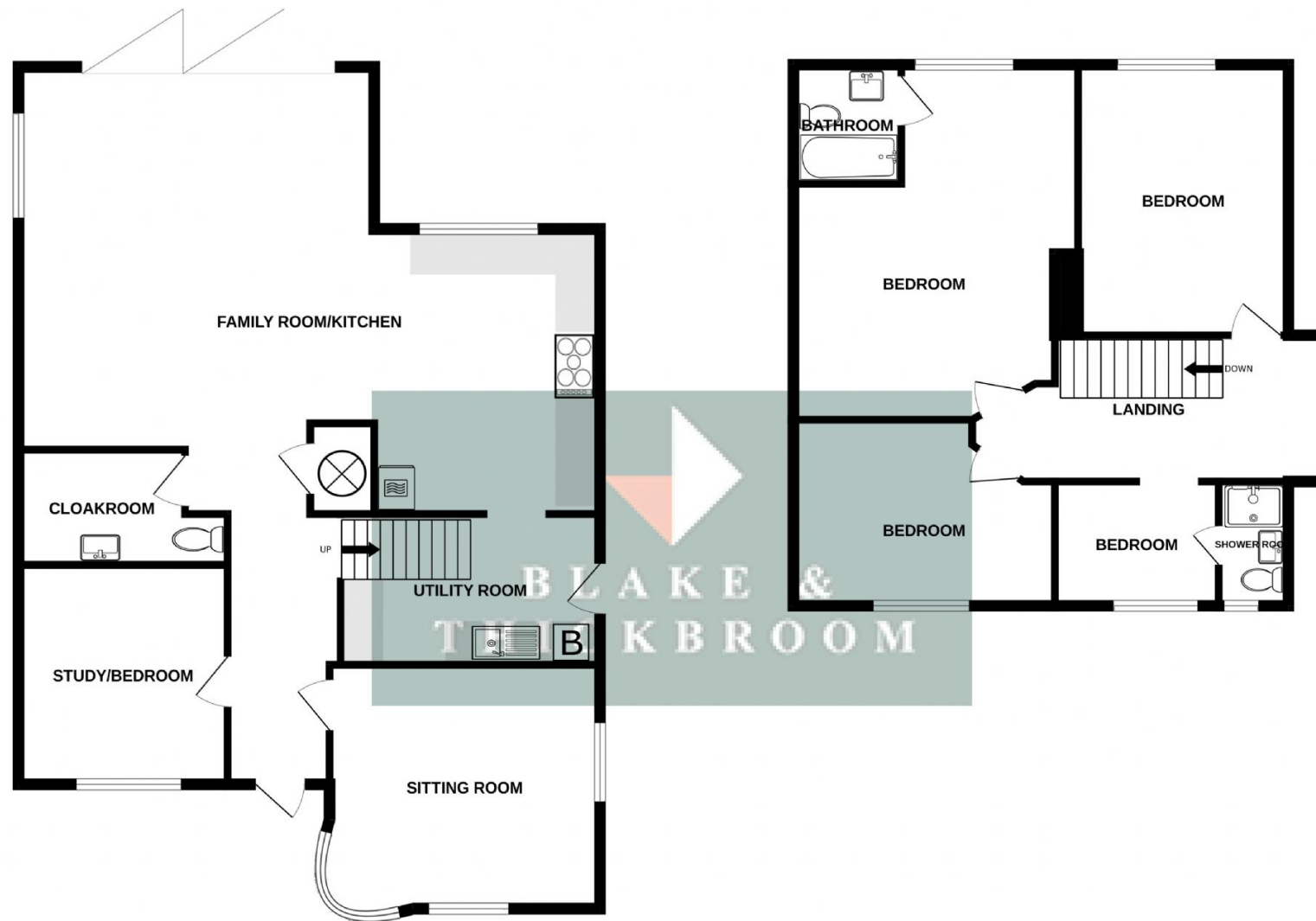






GROUND FLOOR

1ST FLOOR



15, ALBANY GARDENS WEST, CLACTON-ON--SEA, ESSEX, CO15 6HN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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