



BLAKE &
THICKBROOM



Reigate Avenue, Clacton-on-Sea, Essex, CO16 8FB

Clacton-on-Sea

£340,000

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

Blake & Thickbroom are pleased to be offering this well presented detached family home occupying a child friendly mews position on the Cann Hall Development which can be found within walking distance of favoured primary school and within a 5 minute drive of major supermarket outlets.

ENTRANCE HALL: UPVC double glazed entrance door to entrance hall. Radiator, double glazed window to front. Stairs flight to first floor with storage space under. Doors to all rooms.

GROUND FLOOR CLOAKROOM: Refitted suite comprising enclosed WC, wall mounted wash basin, fully tiled walls, radiator, double glazed window to side.

KITCHEN DINER: 15'7 (4.75m) x 10'10 (3.30m) Refitted to three walls with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated ceramic hob with extractor canopy above. Double oven, further integrated microwave, washing machine, dish washer, fridge and freezer. Tiled flooring, part tiled walls. Double glazed window and door to rear garden.

LOUNGE: 17'10 (5.44m) x 13'2 (4.01m) Stone fire surround, radiator, double glazed window to front. Double glazed double doors giving access to the garden.

FIRST FLOOR LANDING: Access to loft, built in storage cupboard housing wall mounted gas boiler. Double glazed window to front.

BEDROOM ONE: 12'3 (3.73m) x 10'0 (3.05m) (plus door recess) Radiator, double glazed window to rear.

BEDROOM TWO: 11'8 (3.56m) x 6'9 (2.06m) Radiator, double glazed window to rear.

BEDROOM THREE: 8'7 (2.62m) x 8'1 (2.46m) Radiator, built in wardrobes, double glazed window to rear.

BEDROOM FOUR: 9'1 (2.77m) x 7'8 (2.34m) Radiator, double glazed window to front.

BATHROOM: White four piece suite comprising shower quadrant, jacuzzi panelled bath, low level WC, pedestal wash basin. Radiator, fully tiled walls, double glazed window to side.

OUTSIDE: Block paved frontage providing off road parking and access to detached garage. Further pedestrian access to rear garden. Unoverlooked rear garden boasts a elevated lawned area partially retained by shrub beds and sleepers stepping down to paved patio area adjacent to the rear of the property, which also extends along to behind the garage creating an entertainment area with further storage space to the side of the garage. The garage has up and over door, window to rear.

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - None.

Tenure: Freehold

Property Type: Detached House

- FOUR BEDROOMS
- 15'8 x 10'10 REFITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 17'10 x 13'2 LOUNGE
- GROUND FLOOR CLOAKROOM
- FOUR PIECE FIRST FLOOR BATHROOM
- GAS HEATING
- DOUBLE GLAZING
- GARAGE & OFF ROAD PARKING
- WALKING DISTANCE OF LOCAL PRIMARY SCHOOL
- A STONES THROW FROM DESIGNATED NATURE AREA









Ground Floor



First Floor