



**BLAKE &
THICKBROOM**

**ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8BS
Price Range From £700,000 - £725,000**

DESCRIPTION:

PRICE RANGE £700,000-£725,000 ! Situated in this recessed position with almost 90ft depth of frontage , on a established plot approaching 1/3 Acre is this 2009 rebuilt detached chalet style home , offering substantial accommodation on two floors including five receptions , two ensuites ,totalling almost 2700 sq/ft and being presented to a high specification throughout. This individually designed home , also benefits from numerous outbuildings , currently used as studio and a gymnasium and a garage and driveway providing parking for even the largest of families. An internal viewing is a must to avoid being disappointed at not having the opportunity to buy this stunning home. VIDEO TOUR AVAILABLE !

DIRECTIONS:

PROCEED FROM: Clacton's town centre and upon reaching the main London Road roundabout take the first exit into St Johns Road. Proceed along St Johns Road for approximately 1 mile ,across two mini roundabouts, towards St Osyth and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR/FIVE BEDROOMS * TWO EN SUITES * FAMILY BATHROOM * FIVE RECEPTIONS * 20'7 x 16'11 KITCHEN/DINER * 10'3 x 5'6 UTILITY ROOM *
- * 21'x 14'7 LOUNGE * 10'10 x 8'10 OFFICE *
- * 11'10 x 11'5 DINING ROOM * 14'3 x 14'3 FAMILY ROOM ** GAS HEATING * DOUBLE GLAZING *
- * PLOT APPROACHING A THIRD OF AN ACRE * 38'3 x 15'1 OUTBUILDING/STUDIO * 17'3 x 13'10 OUTSIDE GYM *
- * 16'6 x 10'9 WORKSHOP * 9'4 x 8'10 STORE ROOM *
- * GARAGE * OFF ROAD PARKING * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 21'0 (6.40m) x 19'7 (5.97m)
(max) Radiator, fitted wardrobes, double glazed windows to front and rear. Door to en suite shower .

ENSUITE SHOWER ROOM: 8'2 (2.49m) x 7'9 (2.36m)
Fitted with low level WC, twin vanity hand wash basin with mixer tap and cupboards under, shower tray with shower attachment. Heated towel rail, melamine panelling to walls. Extractor fan, double glazed window to front.

BEDROOM TWO: 16'10 (5.13m) x 11'0 (3.35m)
(max) Radiator, eaves storage storage, double glazed window to rear and velux window to side. Door to office.

OFFICE: 7'4 (2.24m) x 4'10 (1.47m)
(plumbing installed for potential en suite) velux window to side.

BEDROOM THREE: 19'5 (5.92m) x 10'6 (3.20m)
Radiator, fitted wardrobes, eaves storage, double glazed window to front, velux window to side.

BEDROOM FOUR: 14'5 (4.39m) x 9'5 (2.87m)
Radiator, double glazed window to side.

SHOWER ROOM: 6'1 (1.85m) x 5'5 (1.65m)
Modern fitted suite comprising low level WC, vanity hand wash basin with mixer taps, cupboards under. Shower tray with shower attachment, velux window to front.

FIRST FLOOR LANDING:
Access to loft, built in airing cupboard, double glazed velux window to rear. Doors to all rooms, stairs to ground floor.

ENTRANCE LOBBY:
Double glazed entrance door to entrance lobby, radiator, under stairs storage cupboard, doors to all rooms.

FAMILY ROOM: 14'3 (4.34m) x 14'3 (4.34m)
(max) Radiator, fitted wardrobe, double glazed bay window to front.

DINING ROOM: 11'10 (3.61m) x 11'5 (3.48m)
Radiator, double glazed window to side.

OFFICE: 10'10 (3.30m) x 8'10 (2.69m)
Radiator, double glazed window to front.

LOUNGE: 21'0 (6.40m) x 14'7 (4.45m)
Radiator, electric fire with marble base and surround. Two double glazed windows to side, double glazed window to rear. Double glazed french doors to garden.

GROUND FLOOR BATHROOM: 10'2 (3.10m) x 6'1 (1.85m)
Modern suite comprising low level WC, pedestal wash basin with mixer taps and cupboards under. "P" shaped bath with shower attachment and shower screen. Heated towel rail, extractor fan, fully tiled walls, tiled flooring, double glazed window to side.

KITCHEN DINER: 20'7 (6.27m) x 16'11 (5.16m)
Modern fitted kitchen comprising quartz worktops with inset single drainer sink unit with mixer taps. Cupboards, drawers and storage space under. Range of eye level cupboards. Integrated double oven, electric hob with extractor hood above. Integrated dish washer, two wine coolers. Part tiled walls, radiator, double glazed windows to side and rear, French doors to garden. Access to utility.

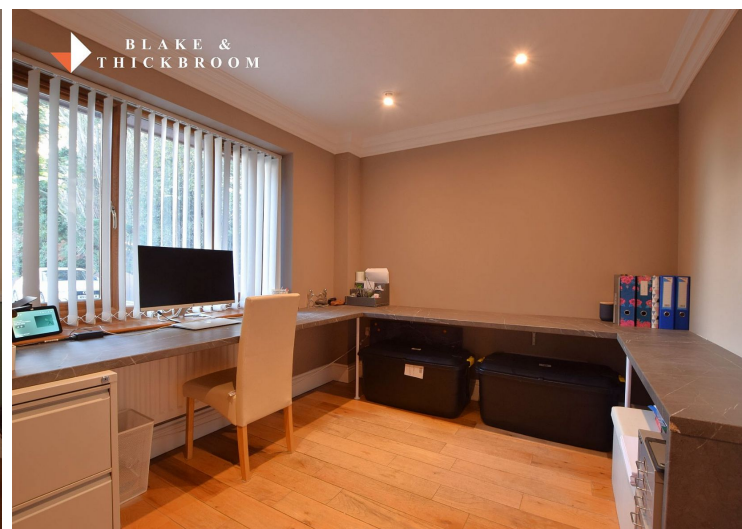
UTILITY ROOM: 10'3 (3.12m) x 5'6 (1.68m)
Laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of eye level cupboards, part tiled walls, double glazed door to side

OUTSIDE FRONT:
To the front of the property measures approx 94' in length x 55' in width. Mostly block paved providing parking for several vehicles. Front landscaped bedding areas with shrubs with raised bed. outside power. The driveway is enclosed by low level wooden fencing. Further access to store room. Double gates leading to the rear garden.

STORE ROOM: 9'4 (2.84m) x 8'10 (2.69m)
Power and light connected, manual up and over door.

REAR GARDEN:
Measures approx 110' in length x 60' width. Beautifully landscaped by the current owners with paving and decking adjacent to the property affording seating area enclosed by low level wall. Remainder laid to lawn with mature flower and shrub borders, shingle path leading to all three outbuildings. Outside lighting, outside electric, outside tap. The rear garden is partially retained by wooden panel fencing.

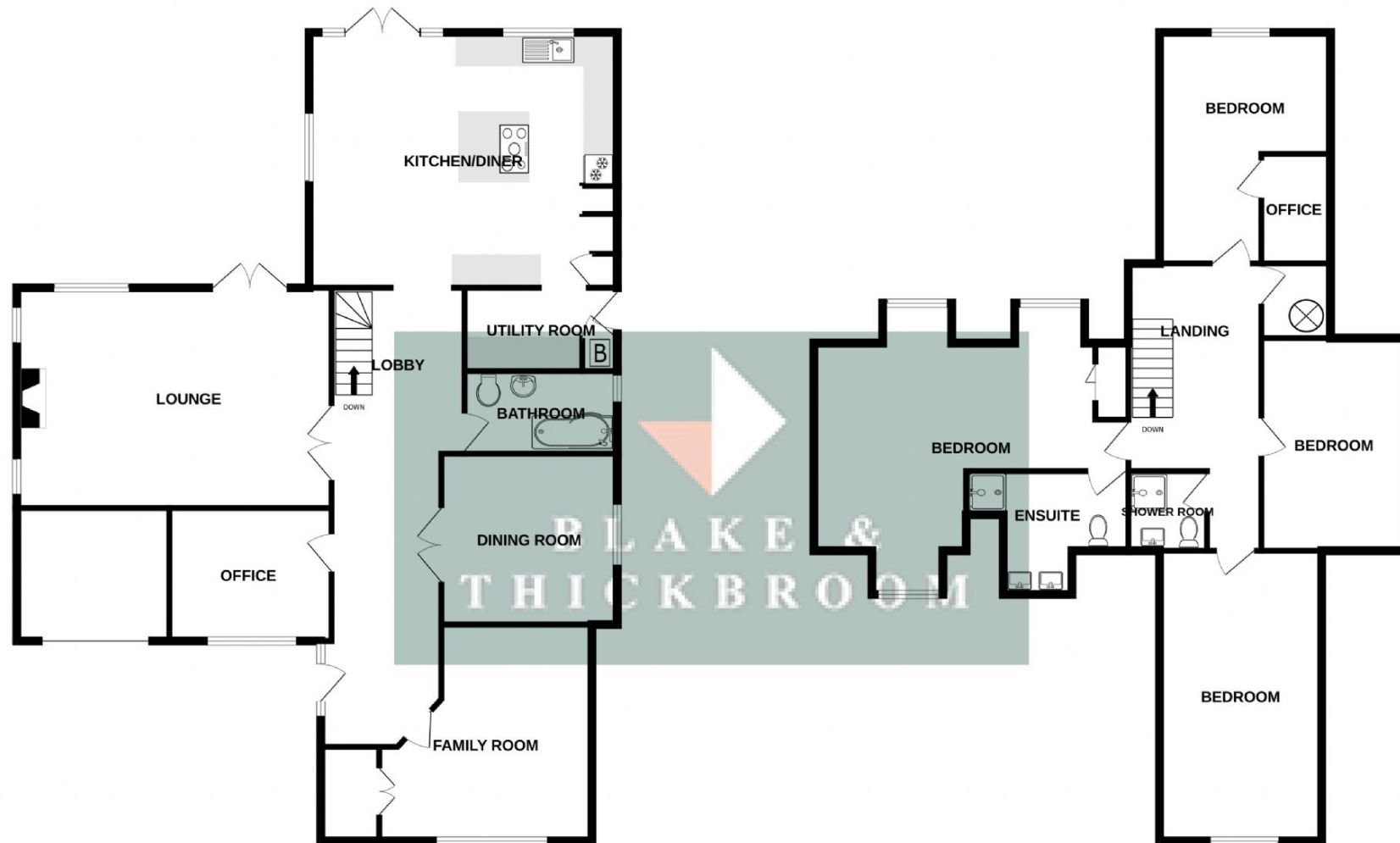






GROUND FLOOR

1ST FLOOR



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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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