



**VISTA ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 6AT  
£400,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are Pleased to be Offering and in Their Opinion This Extremely Spacious Semi Detached Family Home Situated Within the Highly Regarded East Clacton Area and Being Within Walking Distance of Regenerated Seafront, Town Centre and British Mainline Railway Station. This Ideal Family Home with its Refitted Kitchen/Diner, Two En Suites and Two Receptions Room Deserves Immediate Viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Turn left within half a mile into Vista Road. Proceed straight across the junction into the continuation of Vista Road. The property can be found on the right hand side.

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

\* 17'5 BEDROOM ONE WITH EN SUITE SHOWER ROOM \* 11' BEDROOM TWO WITH EN SUITE SHOWER ROOM \*

\* TWO FURTHER FIRST FLOOR BEDROOMS \* 16' LOUNGE \* 12'10 x 11'9 DINING ROOM \*

\* 21'2 x 11'3 REFITTED KITCHEN/DAY ROOM WITH UNDERFLOOR HEATING \*

\* GROUND FLOOR WC \* UTILITY ROOM \* GAS HEATING (boiler approx 6 yrs old) \* DOUBLE GLAZING \* LAWNED REAR GARDEN \*

\* OFF ROAD PARKING TO FRONT \* WALKING DISTANCE OF SEAFRONT, TOWN CENTRE & RAILWAY STATION \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Stair flight to first floor with storage cupboard under. Radiator, doors to lounge, dining room and kitchen/day room.

**LOUNGE:** 16'0 (4.88m) x 13'3 (4.04m)

Recessed multi fuel burner set on a tiled hearth with timber mantle. Radiator, double glazed bay window to front, double doors to dining room.

**DINING ROOM:** 12'10 (3.91m) x 11'0 (3.35m)

Radiator, double glazed double doors to garden patio. Further door to entrance hall.

**KITCHEN/DAY ROOM:** 21'2 (6.45m) x 11'3 (3.43m)

Completely refitted approximately 6 years old with a range of laminated fronted units comprising laminated work surfaces. Inset ceramic sink unit with mixer taps over. Cupboards, drawers and storage space under. Integrated dish washer, fridge, freezer and washing machine. Heated tiled floor, radiator, three double glazed windows to side, door to utility room.

**UTILITY ROOM:**

Fitted work surfacing with space for appliances under, continuation of heated tiled floor, wall mounted cupboard housing gas boiler, double glazed door to rear garden. Further door to ground floor cloakroom.

**GROUND FLOOR CLOAKROOM:**

Refitted with a white coloured suite comprising low level WC, vanity wash basin continuation of the heated tiled floor, further chrome radiator, double glazed window to side.

**FIRST FLOOR GALLERIED LANDING:**

Fitted airing cupboard housing hot water cylinder with linen shelving. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 17'5 (5.31m) x 12'5 (3.78m)

(to fitted wardrobes x plus bay recess) Radiator, double glazed window and bay window to front, fitted wardrobes to one wall, door to en suite shower room additional storage cupboard.

**EN-SUITE SHOWER ROOM:**

White coloured suite comprising low level WC, vanity wash basin with cupboards under, recessed shower cubicle, chrome effect radiator. Double glazed window to side.

**BEDROOM TWO:** 11'0 (3.35m) x 9'7 (2.92m)

Radiator, double glazed window to rear, door to en suite shower room.

**EN-SUITE SHOWER ROOM:**

Fitted with low level WC, vanity wash basin, shower cubicle, chrome effect radiator, double glazed window to side.

**BEDROOM THREE:** 11'3 (3.43m) x 9'0 (2.74m)

(plus 3'9 door recess) Radiator, double glazed window to rear and side.

**BEDROOM FOUR:** 8'0 (2.44m) x 7'0 (2.13m)

Radiator, double glazed window to side.

**FAMILY BATHROOM:**

Refitted suite comprising Shower tray with shower attachment. Pedestal wash basin, low level WC, part tiled walls, tiled flooring, double glazed window to side.

**OUTSIDE:**

Block paved driveway to the front affording off road parking for two cars, pedestrian access to the side of the property to the rear garden. The rear garden is laid to lawn with paved patio area extending from the rear of the property down to the side and also access from dining room. The garden is retained by timber panel fencing.

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**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: D.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

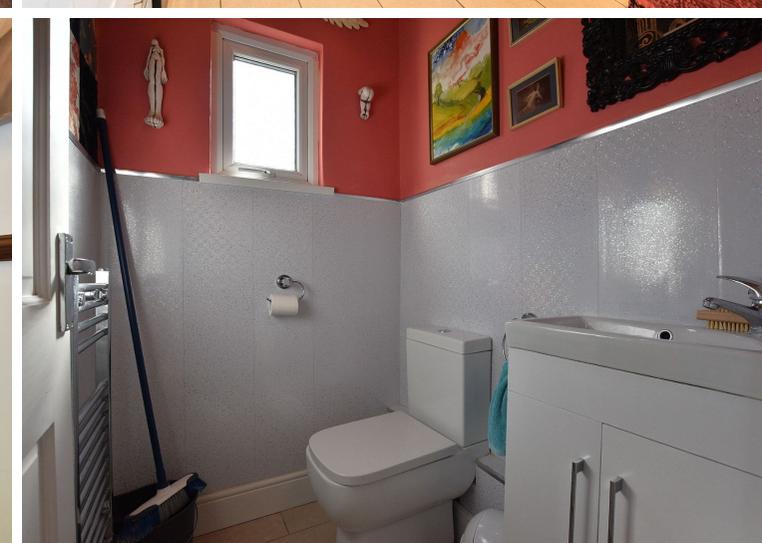
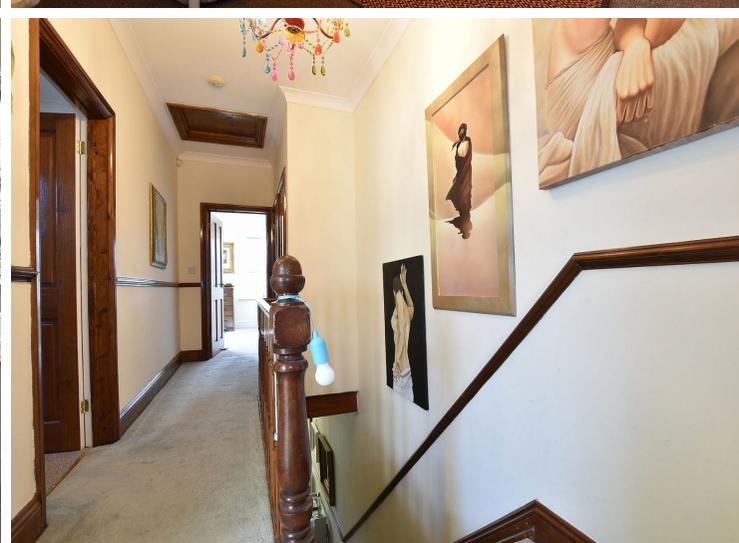
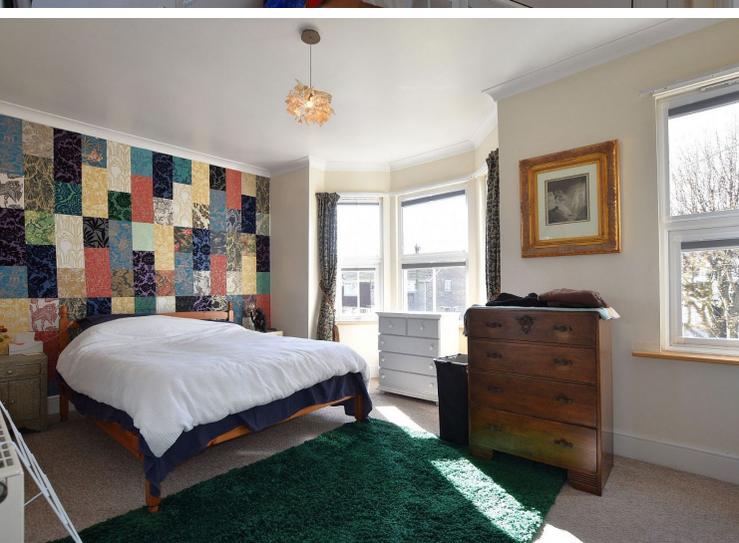
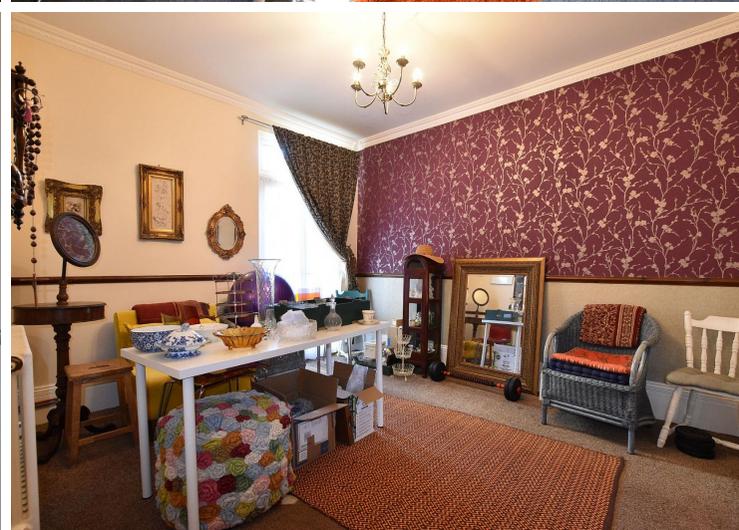
Telephone and broadband coverage: Yes

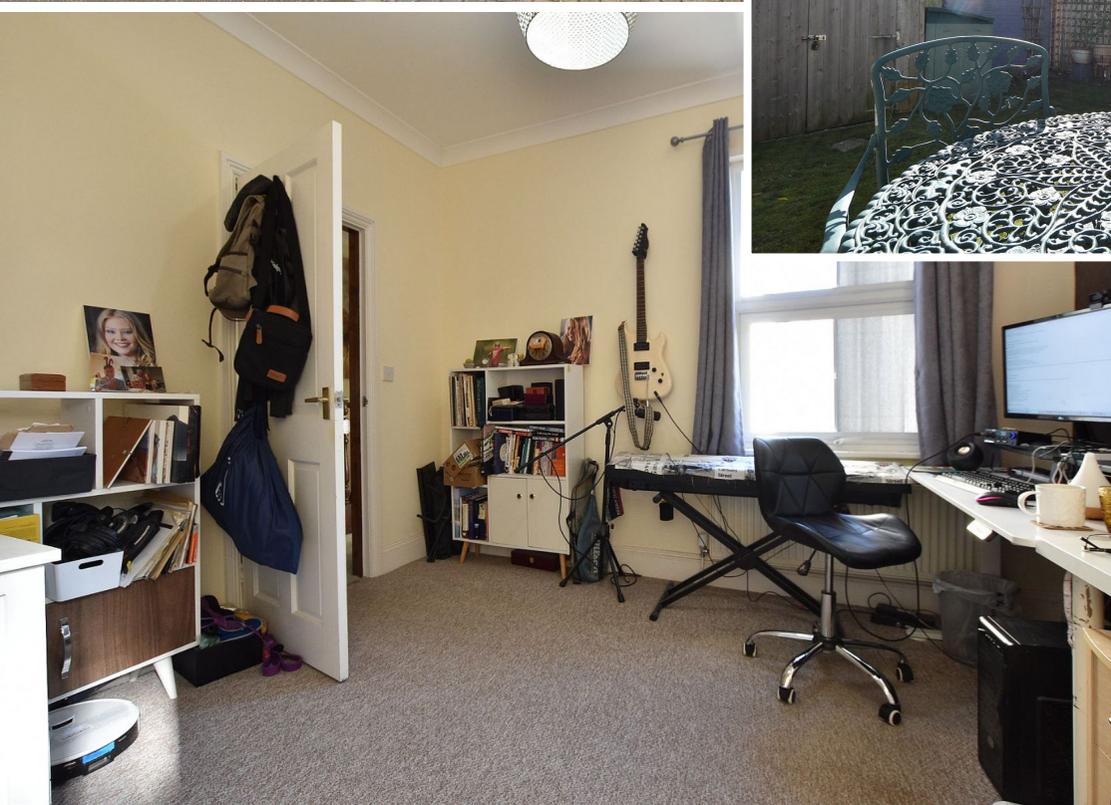
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

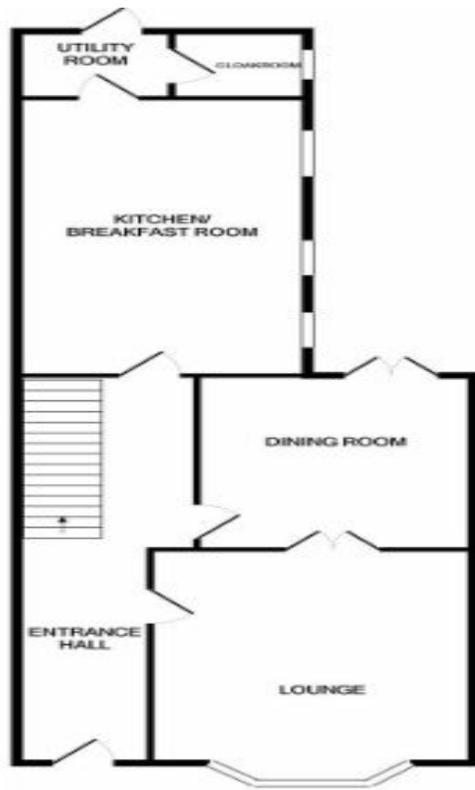
Any additional property charges: None

Non standard property features to note: No

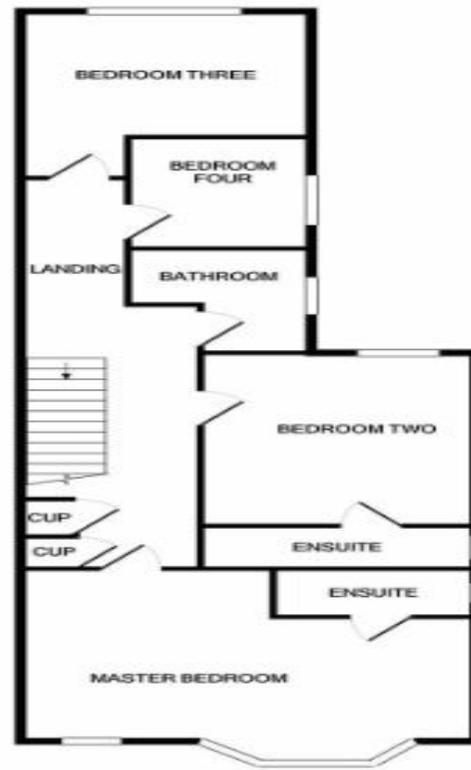








GROUND FLOOR



1ST FLOOR