



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this substantially reconfigured, extended and superbly presented detached family home situated on the Northern outskirts of Clacton's town centre. The property is conveniently located for local shopping and school facilities and enjoys easy access onto the A133 heading out towards Colchester and beyond. We would recommend an internal viewing to fully appreciate the size and quality this five/six bedroom family home has to offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 London Road. At the large roundabout (fire station on left hand side) take the first exit into St Johns Road. Take the first right into Constable Avenue, proceed along Constable Avenue for approx one mile passing primary school on left hand side before turning left into Purley Way, first left into Ashtead Close. Proceed to the end of the cul-de-sac and turn left onto the driveway and the property will be immediately on the left hand side.

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

\* 13'5 MASTER BEDROOM WITH ENSUITE SHOWER ROOM & JULIETTE BALCONY \*

\* FOUR FURTHER FIRST FLOOR BEDROOMS \*

\* 24'9 x 17'10 (plus) LOUNGE WITH BI-FOLDING DOORS TO GARDEN \*

\* 19' LUXURIOUSLY REFITTED KITCHEN DINER \* 12'6 x 11'10 STUDY / BEDROOM SIX \*  
GROUND FLOOR CLOAKROOM \*

\* 11'3 LUXURIOUSLY APPOINTED FOUR PIECE FIRST FLOOR FAMILY BATHROOM \* CCTV  
SYSTEM \* ALARM SECURITY SYSTEM \* SONOS SPEAKER SYSTEM \*

\* GAS HEATING SYSTEM (new boiler fitted in 2022) \* DOUBLE GLAZING \*

\* WESTERLY FACING REAR GARDEN \* WITHIN ONE MILE OF SHOPPING FACILITIES,  
PRIMARY SCHOOL AND BUS STOPS \* VIEWING RECOMMENDED \* SOLE AGENTS\*

**ENTRANCE HALL:**

Composite style entrance door to L shaped entrance hall. Laminate flooring. Feature upstanding radiator. Down Lighters. Spacious open plan access to kitchen diner and lounge, door to study/bedroom six, ground floor cloakroom and turning stairflight to first floor with storage cupboard under.

**GROUND FLOOR CLOAKROOM:**

Refitted with a white suite comprising of low level WC, vanity wash basin with cupboard under. Down Lighters. Tiled flooring, fully tiled walls.

**LOUNGE:** 24'9 (7.54m) x 17'10 (5.44m)

(into recess, narrowing to 18'8) Laminate flooring. Sonos Bluetooth, ceiling speakers. Down Lighters. Feature upstanding radiators. Skylight windows to rear aspect, further double glazed double doors and further bi-folding doors affording level access to rear garden.

**KITCHEN DINER:** 19'0 (5.79m) x 11'2 (3.40m)

(narrowing to 9'1). Refitted with a range of gloss finished laminated fronted units to three walls with Quartz work surfaces and inset sink unit with mixer tap over, cupboards, drawers and integrated appliances under, range of matching eye level cupboards, integrated electric hob, oven and microwave, further integrated washing machine, dishwasher, fridge, freezer and wine cooler. Laminate flooring. Down Lighters. Double glazed picture window and further window front, double glazed service door to side.

**STUDY / BEDROOM SIX:** 12'6 (3.81m) x 11'10 (3.61m)

(narrowing to 7'6, max). Laminate flooring. Feature upstanding radiator. Down Lighters. Double glazed window to side.

**FIRST FLOOR LANDING:** 18'10 (5.74m) x 7'7 (2.31m)

(max). Double glazed window to side. Down Lighters. Access to loft. Doors to bedrooms and family bathroom.

**BEDROOM ONE:** 13'5 (4.09m) x 13'10 (4.22m)

(plus door recess, max). Of irregular shape with laminate flooring. Feature upstanding radiator. Down Lighters. Double glazed patio doors to front with glazed Juliette balcony and door to:

**EN SUITE SHOWER ROOM:**

Refitted White coloured suite comprising of one and a half width shower cubicle, vanity wash basin with cupboards under, low level WC. Part tiled walls, tiled flooring. Down Lighters. Double glazed window to front.

**BEDROOM TWO:** 12'2 (3.71m) x 10'2 (3.10m)

Laminate flooring. Radiator. Down Lighters. Double glazed window to rear.

**BEDROOM THREE:** 11'4 (3.45m) x 10'2 (3.10m)

Laminate flooring. Radiator. Down Lighters. Double glazed window to front.

**BEDROOM FOUR:** 10'0 (3.05m) x 10'7 (3.23m)

(plus door recess, max). Radiator. Down Lighters. Laminated wood flooring. Double glazed window to rear.

**BEDROOM FIVE:** 10'2 (3.10m) x 8'7 (2.62m)

Upstanding Radiator. Down Lighters. Laminated wood flooring. Double glazed window to rear.

**FAMILY BATHROOM:** 11'3 (3.43m) x 8'5 (2.57m)

Luxuriously appointed four piece suite comprising of free standing oval bath tub with integrated wall mounted mixer tap over, semi pedestal wash basin, bathroom mirror with light, glazed walk in shower enclosure, low level WC. Fully tiled walls, tiled flooring. Chromium effect upstanding radiator. Built in storage cupboard housing wall mounted gas boiler (fitted in 2022). Double glazed window to front.

**OUTSIDE:**

Block paved frontage affording off road parking and access to rear garden and integral garage/store room (12'1 x 12') affording ideal storage for small car or motor bike etc. with power and light connected and remote control roller shutter door. Outside Tap, Electric power point. The rear garden enjoys a Westerly aspect, is finished with porcelain tiled patio and is retained by timber panelled fencing. Electric power points. Built in soffit outside lighting.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band D. EPC Rating C.

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.

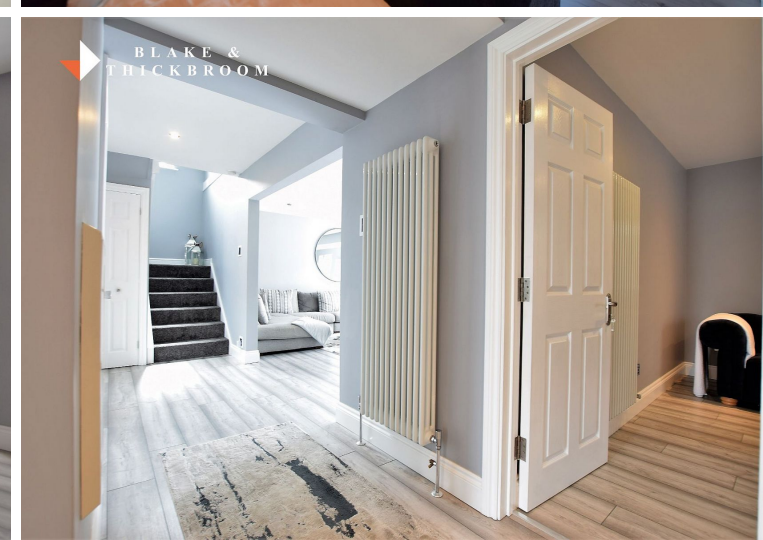
Any additional property charges - No

Non standard property features to note - Yes

The property was given planning permission for a two story side extension and single story rear extension decision notice on file planning permission number: 19/00094/FUL

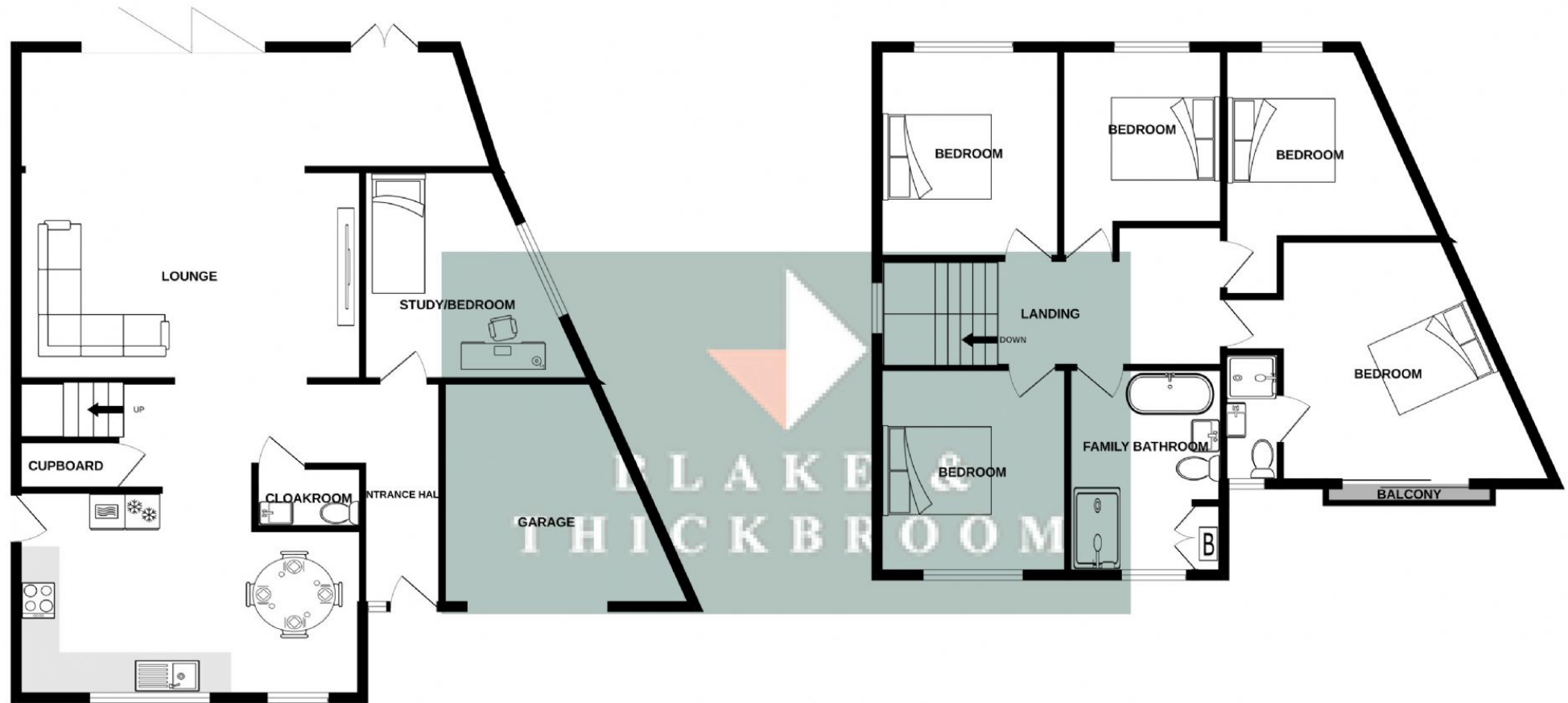
In accordance with the Estate Agency Act 1979, we must confirm that the vendor of this property is an employee of Blake & Thickbroom Estate Agents.





GROUND FLOOR

1ST FLOOR



ASHTEAD CLOSE, CLACTON-ON-SEA, ESSEX, CO16 8YZ

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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