



**DESCRIPTION:**

A COMMUTER'S DREAM HOME !

A beautifully presented modern family home situated in the highly sought after EAST CLACTON area, within walking distance of all amenities, including Clacton County High School, mainline railway, seafront and town centre. As the vendor's chosen sole agent, an early viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre turning left onto Carnarvon Road. Take the first right into Skelmersdale Road. Proceed for a short distance and the property can be found on the right hand side just before turning left onto Holland Road.

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

\* FOUR BEDROOMS \* ENSUITE SHOWER ROOM \*

\* LOUNGE 17'11 x 12'3 \* DINING ROOM 12'4 x 11'3 \*

\* 18'4 x 11'8 KITCHEN WITH APPLIANCES \*

\* 8'10 UTILITY ROOM \* GROUND FLOOR CLOAKROOM \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* GARAGE & OFF ROAD PARKING \*

\* SOUTH EAST FACING REAR GARDEN \*

SOLE AGENTS \* VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

Replacement double glazed entrance door leading to entrance porch. Radiator. Door to:

**ENTRANCE HALL:**

Radiator. Stairs to first floor, understairs storage, storage cupboard. Doors to all rooms.

**FIRST FLOOR LANDING:**

Radiator. Loft access. Double storage cupboard used as airing cupboard. Replacement double glazed window to front. Stairs to ground floor.

**BEDROOM ONE:** 16'11 (5.16m) x 12'4 (3.76m)

Radiator. Fitted wardrobes. Replacement double glazed window to rear. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with shower tray, pedestal hand wash basin, low level WC. Radiator. Fully tiled walls. Replacement double glazed window to rear.

**BEDROOM TWO:** 12'5 (3.78m) x 12'0 (3.66m)

Radiator. Replacement double glazed window to front.

**BEDROOM THREE:** 12'0 (3.66m) x 11'6 (3.51m)

Radiator. Replacement double glazed window to rear.

**BEDROOM FOUR:** 11'7 (3.53m) x 9'7 (2.92m)

(into wardrobe recess). Radiator. Fitted wardrobes. Replacement double glazed window to front.

**FAMILY BATHROOM:**

Fitted with panelled bath, shower tray with sliding door, pedestal hand wash basin, low level WC. Extractor fan. Radiator. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

**LOUNGE:** 17'11 (5.46m) x 12'3 (3.73m)

Ornamental fireplace with brick base and surround. Radiator. Replacement double glazed sliding doors to rear garden.

**DINING ROOM:** 12'4 (3.76m) x 11'3 (3.43m)

Radiator. Replacement double glazed window to front. Double doors leading to lounge.

**KITCHEN:** 18'4 (5.59m) x 11'8 (3.56m)

Modern fitted kitchen comprising of white coloured laminated fronted units with rolled edge laminated work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, five ring gas hob with splashback and extractor hood above, double oven, integral fridge, freezer and dishwasher, island feature. Vertical radiator. Part tiled walls. Replacement double glazed window and sliding door leading to rear.

**UTILITY ROOM:** 8'10 (2.69m) x 5'8 (1.73m)

Fitted with a range of white coloured laminated fronted units comprising of rolled edge laminated work surfaces, range of eye level cupboards. Part tiled walls. Wall mounted boiler. Replacement double glazed door leading to side.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, pedestal hand wash basin. Radiator. Part tiled walls, fully tiled flooring. Replacement double glazed window to side.

**OUTSIDE:**

Block paved to the front of the property affording access for off road parking, partially retained by wooden panelled fencing to left and right hand sides, further side access leading to rear garden. Integral garage (16'2 x 8'11) with replacement double glazed window to side, power and light connected. The rear garden enjoys a South Easterly facing aspect with paved areas and decking adjacent to the house, the rest is mainly laid to lawn, wooden storage shed to remain, outside electric points. The rear garden is partially retained by wooden panelled fencing.

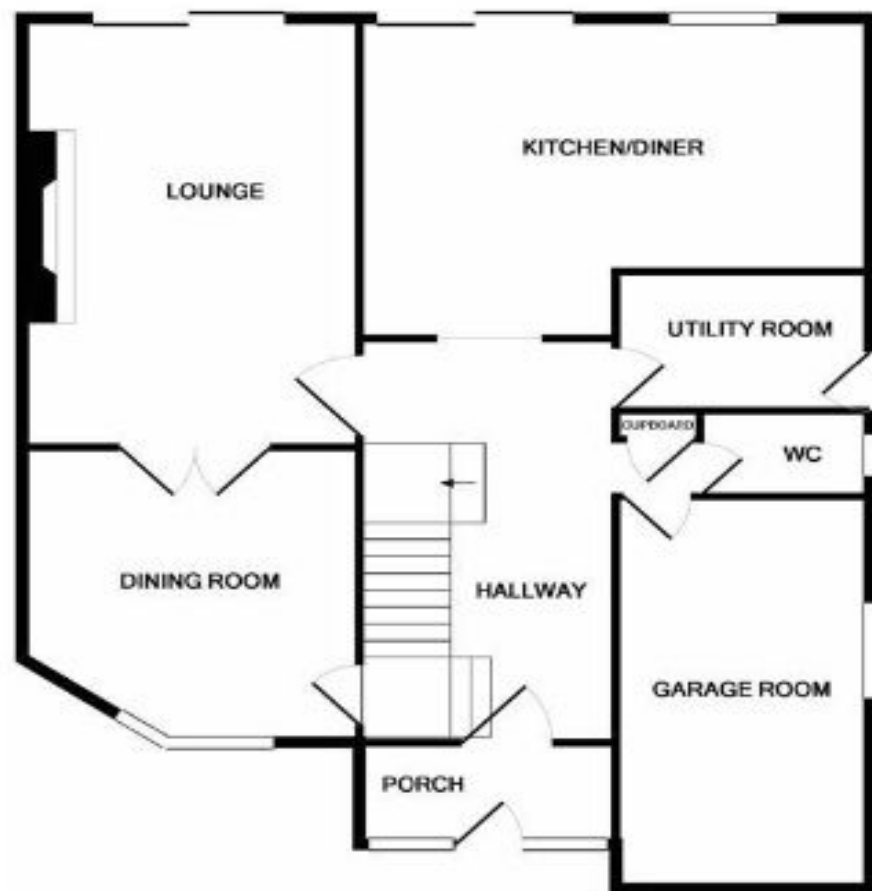
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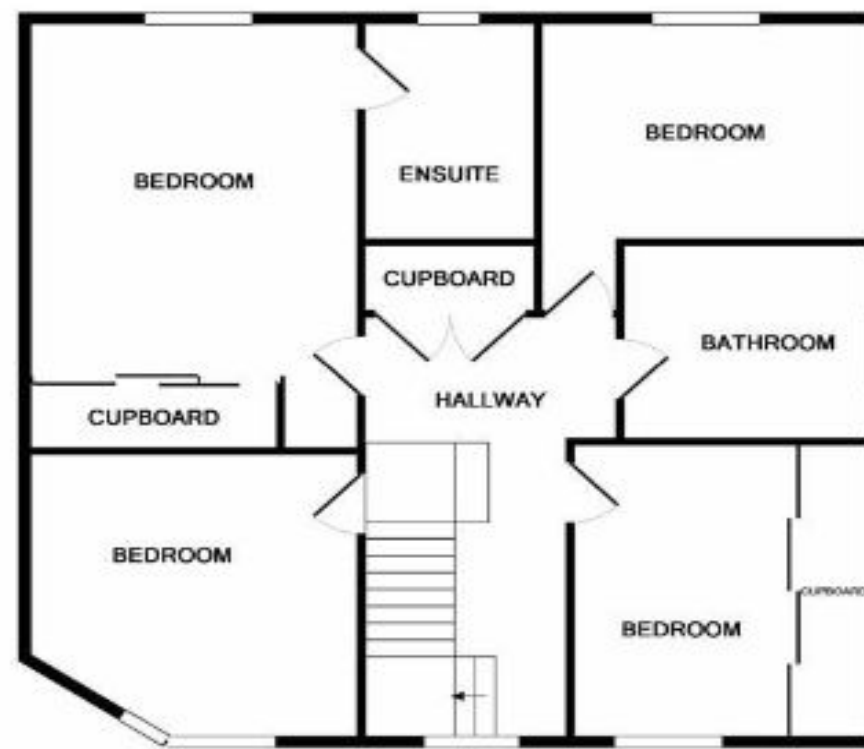








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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