



**DESCRIPTION:**

Blake & Thickett are pleased to be offering for sale this older style detached family home situated in highly regarded Royals area of Clacton on Sea. The property has undergone considerable improvement and has been extended at the hands of the current owner and now affords en suite to master bedroom, sizeable kitchen/breakfast room and private roof terrace with sea views. An early viewing is recommended to fully appreciate the size, quality and location of this wonderful family home.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West, passing the Toby Carvery on the left and take the next right into Wash Lane. Proceed up the hill and turn left into Kings Road and the property can be found on the left hand side.

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

\* FOUR BEDROOMS \* EN SUITE SHOWER TO MASTER BEDROOM \*

\* 15'10 x 12' LOUNGE \* 25'6 x 19'5max KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \* 25'4 x 10'6 SITTING ROOM \* 19'7 x 14' FIRST FLOOR SUN TERRACE AFFORDING SEA VIEWS \*

\* DINING ROOM \* G/FLOOR WC \* FAMILY SHOWER ROOM \* GAS HEATING \* UPVC DOUBLE GLAZING \* APPROX 140' SOUTHERLY FACING GARDEN \* SUBSTANTIAL BLOCKED PAVED IN & OUT DRIVEWAY \* GARAGE \*

\* A STROLL TO THE SEAFRONT \* EPC C RATING \*

**ENTRANCE PORCH:**

Timber arched entrance door to entrance porch, further partially glazed door to entrance lobby.

**ENTRANCE LOBBY:**

Radiator, stair flight to first floor, doors to lounge, kitchen/breakfast room and utility room.

**LOUNGE:** 15'10 (4.83m) x 12'0 (3.66m)

Red brick fire surround with tiled hearth and inset wood burner, radiator, laminated flooring. Double glazed bay window to front, multi pane double doors leading to dining room.

**DINING ROOM:** 15'8 (4.78m) x 10'10 (3.30m)

Laminated flooring, radiators, open access to kitchen/breakfast room and sitting room.

**SITTING ROOM:** 25'4 (7.72m) x 10'6 (3.20m)

Radiators, laminated flooring, access to loft. Double glazed windows and double doors to side affording access to patio. Further double glazed double doors to rear garden.

**KITCHEN BREAKFAST ROOM:** 25'6 (7.77m) x 19'5 (5.92m)

(narrowing to 15'9) being completely refitted with a range of laminated fronted units comprising solid wood work surfaces, inset ceramic one and a half bowl sink unit with mixer taps over. Cupboards and drawers under, matching island with further storage base units under, eye level cupboards. Integrated dish washer and single oven. Tiled flooring, double glazed windows and double doors to patio and garden, double glazed door to side. Open access to breakfast area. Cast fireplace and timber mantle. tiled flooring, radiator, access to entrance lobby.

**UTILITY ROOM:** 11'9 (3.58m) x 10'2 (3.10m)

Fitted with a range of base units with laminated work surfaces, inset single drainer sink unit and mixer taps. eye level cupboards, radiator, tiled flooring, double glazed bay window to front, door to side lobby.

**SIDE LOBBY:**

Double glazed door to side and door to ground floor WC.

**GROUND FLOOR CLOAKROOM:**

Refitted with white suite comprising low level WC, vanity wash basin, radiator, tiled flooring, double glazed window to side.

**FIRST FLOOR SPLIT LEVEL GALLERIED LANDING:**

Radiator, access to loft, doors to bedrooms, family shower room and door to sun terrace.

**SUN TERRACE:** 19'7 (5.97m) x 14'0 (4.27m)

South facing with roof top and sea views.

**BEDROOM ONE:** 15'0 (4.57m) x 10'10 (3.30m)

Radiator, double glazed windows to side and rear/ Door to en suite shower room.

**EN SUITE SHOWER ROOM:**

Fitted with a white coloured suite comprising shower enclosure, vanity wash basin, low level WC, chromium effect radiator.

**BEDROOM TWO:** 13'5 (4.09m) x 11'0 (3.35m)

Radiator, double glazed window to front.

**BEDROOM THREE:** 12'5 (3.78m) x 11'5 (3.48m)

Radiator, double glazed window to rear.

**BEDROOM FOUR:** 8'10 (2.69m) x 7'9 (2.36m)

Radiator, double glazed window to front.

**FAMILY SHOWER ROOM:** 9'0 (2.74m) x 8'9 (2.67m)

with shower enclosure, vanity wash basin, low level WC, tiled flooring, chromium effect radiator, built in airing cupboard housing wall mounted gas boiler. Double glazed windows to front and side.

**OUTSIDE:**

Block paved in and out driveway, retained by ornate brick wall and timber fencing. Roller shutter affording access to the left hand side to garage and rear garden. The side garden area provides a useful storage space with a wall mounted sink unit, access to outside WC, Private patio area is served via the kitchen/breakfast room and sitting room and steps down to southerly facing lawned area with vegetable plot extending down the left hand boundary with hard standing for outbuildings and storage shed to the right hand boundary and to the foot of the garden.

**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 to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard property features to note - None.







