



BLAKE & THICKBROOM



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**SHERIFFS WAY,
CLACTON-ON-SEA, ESSEX, CO15 4ET
£335,000 (Asking Price)**

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<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this beautifully presented four bedroom detached family home situated on the popular Robin Hood development. The property is conveniently located within walking distance of local supermarket and Brook Retail Park. As the vendor's chosen sole agents, an early viewing is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the third exit into the continuation of London Road. Proceed along London Road passing the Robin Hood public house on the left. Take the next turning left into Marion Avenue, first right into Sheriffs Way, follow the road round and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * 18'10 LOUNGE *

* 18'10 x 11'3 KITCHEN DINER *

* 13'11 x 12'5 CONSERVATORY *

* FIRST FLOOR BATHROOM * GROUND FLOOR CLOAKROOM *

* GAS HEATING * DOUBLE GLAZING *

* LOW MAINTENANCE REAR GARDEN *

* GARAGE * OFF ROAD PARKING *

* VIEWING RECOMMENDED * SOLE AGENTS *

* WALKING DISTANCE TO LOCAL SUPERMARKET & BROOK RETAIL PARK *

FIRST FLOOR: BEDROOM ONE: 12'5 (3.78m) x 10'1 (3.07m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 11'7 (3.53m) x 10'1 (3.07m)

Radiator. Replacement double glazed window to rear.

BEDROOM THREE: 10'5 (3.18m) x 8'7 (2.62m)

Radiator. Replacement double glazed window to rear.

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

Radiator. Fitted wardrobe. Replacement double glazed window to front.

BATHROOM:

Modern fitted bathroom suite comprising of panelled bath with shower screen and electric shower with shower attachment, vanity wash basin with mixer tap, cupboard below, low level WC. Heated towel rail. Airing cupboard. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Loft access. Doors to all rooms. Replacement double glazed window to side. Stairflight to ground floor.

ENTRANCE HALL:

Replacement double glazed entrance door. Radiator. Doors to all rooms. Stairs to first floor with understairs storage cupboard.

KITCHEN DINER: 18'10 (5.74m) x 11'3 (3.43m)

Modern fitted kitchen comprising of white laminated fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit. Radiator. Part tiled walls, tiled flooring. Two replacement double glazed windows to front, double glazed door leading to garden.

LOUNGE: 18'10 (5.74m) x 12'2 (3.71m)

Radiator. Fully tiled floor. Replacement double glazed sliding doors to conservatory and replacement double glazed French style doors to garden.

CONSERVATORY: 13'11 (4.24m) x 12'5 (3.78m)

Of brick base construction, panelled roof. Two radiators. Double glazed aspects to all sides. Fully tiled floor. Door leading to garden.

OUTSIDE:

Concrete driveway to the front of the property affording access for off road parking, further access to garage with up and over door. Shingled front with side gate leading to rear garden. Low maintenance rear garden with concreted area adjacent to house, the rest of the garden is astroturfed. Service door to garage with power and light connected. Two wooden storage sheds. Flower and shrubs borders. The rear garden is retained by timber panelled fencing.

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GROUND FLOOR CLOAKROOM:

low level W/C, vanity hand wash basin with mixer taps. Heated towel rail. Fully tiled walls and floor. Replacement double glazed window to side.

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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, full fibre BT broadband. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

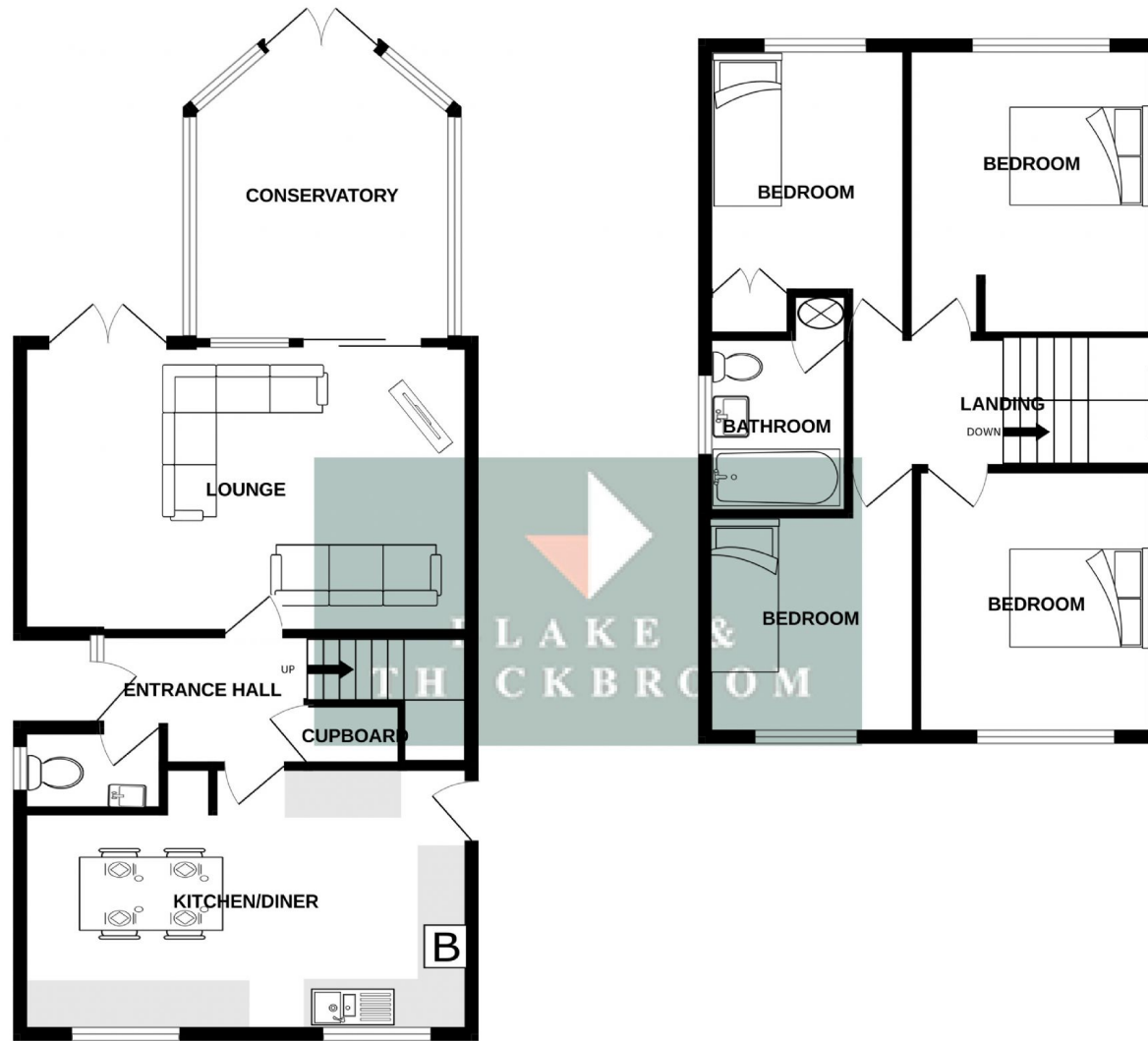
Non standard properties features to note - None.





GROUND FLOOR

1ST FLOOR



SHERIFFS WAY, CLACTON-ON-SEA, ESSEX, CO15 4ET

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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