



BLAKE & THICKBROOM



TOTLANDS DRIVE,
CLACTON-ON-SEA, ESSEX, CO15 4QG
£280,000 (Offers in excess of)

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

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this much improved semi detached family home situated in the highly regarded Great Clacton area. The property can be found within close proximity to major supermarket outlets and within walking distance of local shopping facilities. The property can be found within favoured primary school catchment area and within a two minute walk of bus stops.

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 passing the Robin Hood Public on left. Turn right into Hawthorn Road. At the far end turn left into Thorpe Road, proceed up the hill and across the first mini roundabout. At the second mini roundabout, turn right into Lymington Avenue, second right into St Helens Avenue and at the far end of St Helens Avenue, turn left into Totlands Drive and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 13'6 LOUNGE *
- * 11'7 x 9'2 DINING ROOM * 17' x 8'5 CONSERVATORY *
- * 11'3 x 8'4 REFITTED KITCHEN with INTEGRATED APPLIANCES *
- * GAS HEATING SYSTEM * DOUBLE GLAZING *
- * APPROXIMATELY 50' SOUTHERLY FACING REAR GARDEN *
- * AMPLE OFF ROAD PARKING * GARAGE *
- * FAVOURED SCHOOL CATCHMENT AREA *
- * CONVENIENT FOR SHOPPING FACILITIES *
- * VIEWING RECOMMENDED *

ENTRANCE HALL:

Replacement composite entrance door to entrance hall. Radiator. Stairflight to first floor with storage space under. Double glazed window to side. Door to kitchen and further double doors to:

LOUNGE: 13'6 (4.11m) x 11'6 (3.51m)

Replacement double glazed window to front, opening through to:

DINING ROOM: 11'7 (3.53m) x 9'2 (2.79m)

Radiator. Double glazed double doors with glazed panels leading to conservatory and further door to:

KITCHEN: 11'3 (3.43m) x 8'4 (2.54m)

Refitted with a range of white high gloss finish laminated fronted units comprising of laminated work surfaces with inset one and a half bowl sink unit, cupboards, drawers and storage space under, range of matching eye level cupboards, integrated electric hob, oven, microwave, fridge and freezer. Double glazed window to rear.

CONSERVATORY: 17'0 (5.18m) x 8'5 (2.57m)

Of brick base construction with UPVC double glazed aspects to side and rear. Service door to side and further double glazed door to rear garden.

FIRST FLOOR: GALLERIED LANDING:

Built in linen cupboard. Double glazed window to side. Access to loft affording access to gas combi boiler.

BEDROOM ONE: 12'1 (3.68m) x 11'7 (3.53m)

Radiator. Built in twin wardrobes. Double glazed window to front.

BEDROOM TWO: 10'10 (3.30m) x 10'8 (3.25m)

Radiator. Built in storage cupboard. Double glazed window to rear.

BEDROOM THREE: 7'7 (2.31m) x 6'11 (2.11m)

Radiator. Double glazed window to front.

BATHROOM:

White coloured suite comprising of panelled bath with mixer tap, shower attachment, additional wall mounted shower unit over, pedestal wash basin, low level WC. Tiled walls. Radiator. Double glazed window to rear.

OUTSIDE:

Sizeable frontage predominately lawned with driveway extending down the side of the property and affording off road parking for at least two vehicles, leading to prefabricated garage with up and over door, service door to rear. The rear garden is approximately 50' in length, enjoying a Southerly aspect with large decked area adjacent to the rear of the property stepping down to further lawned area. The garden is retained by timber panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

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 web site 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.





