

DESCRIPTION:

Blake & Thickbroom are delighted to be offering this substantial family home presented over three floors to a very high standard and situated within the highly regarded village of Weeley Heath, within a mile of mainline railway station and situated within favoured school catchment area. An internal viewing is recommended to fully appreciate the size and quality of this cherished home.

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 second exit on the left hand side onto the new bypass road, straight across the first roundabout and onto the second part of the bypass. At the next roundabout take the third exit on the right sign posted towards the village of Little Clacton. At the next roundabout, take the left hand turn into London Road, Little Clacton (B1441). Proceed through the village of Little Clacton for approximately two miles towards the village of Weeley. Continue along the B1441 for approximately half a mile and the property will be found on the left hand side just past Mill Lane (if you drive past the White Hart Public House, you have gone too far).

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * MASTER BEDROOM 16' x 15'4 with ENSUITE SHOWER ROOM *
- * FOUR FURTHER BEDROOMS (one with ENSUITE SHOWER ROOM) *
- * 20'1 x 11'6 LUXURIOUSLY APPOINTED KITCHEN DINER / DAY ROOM *
 - * SEPARATE UTILITY ROOM * 15'7 x 11'6 LOUNGE *
 - * 13'9 x 10'6 (max) RECEPTION HALL / STUDY AREA *
- * FOUR PIECE FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *
 - * UPVC DOUBLE GLAZING * GAS HEATING SYSTEM *
 - * SOUTH WESTERLY FACING REAR GARDEN *
- * DETACHED GARAGE * OFF ROAD PARKING FOR THREE PLUS VEHICLES *
- * FAVOURED SCHOOL CATCHMENT AREA * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC double glazed entrance door to entrance lobby. Ceramic tiled flooring. Built in storage cupboard. Radiator. Doors to reception hall and ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

White suite comprising of low level WC, pedestal wash basin. Radiator. Double glazed window to front.

RECEPTION HALL: 13'9 (4.19m) x 10'6 (3.20m)

(max). Continuation of tiled flooring. Radiator. Turning stairflight to first floor with cupboards under. Double glazed window to side and doors to lounge and kitchen diner.

LOUNGE: 15'7 (4.75m) x 11'6 (3.51m)

Laminate flooring. Radiator. Double glazed windows to front and side aspects and part glazed double doors to kitchen diner.

KITCHEN DINER: 20'1 (6.12m) x 11'6 (3.51m)

Luxuriously appointed with a range of high gloss finish soft closing units with laminated rolled edge work surfaces with inset sink unit with mixer tap, cupboards, drawers and storage space under, matching central island with a range of base units under and integrated five ring gas hob with extractor canopy over, further integrated oven. Matching ceramic tiled flooring. Double glazed window and double doors overlooking and affording access to the garden, further partially glazed door to utility room.

UTILITY ROOM:

Range of matching laminated fronted units with laminated rolled edge work surface with one and a half bowl sink unit with mixer tap over, eye level cupboards, integrated dishwasher. Radiator. Continuation of tiled flooring. Double glazed window to side, further door to rear garden.

FIRST FLOOR LANDING:

Double glazed window to side. Stairs to second floor. Doors to bedrooms and family bathroom.

BEDROOM TWO: 13'8 (4.17m) x 11'2 (3.40m)

Radiator. Double glazed window to rear, door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising of recessed shower cubicle, wall mounted wash basin with cupboards under, low level WC. Radiator. Partially tiled walls. Double glazed window to rear.

BEDROOM THREE: 15'0 (4.57m) x 9'2 (2.79m)

Radiator. Double glazed window to front.

BEDROOM FOUR: 10'5 (3.18m) x 10'0 (3.05m)

Radiator. Double glazed window to front.

BEDROOM FIVE: 11'6 (3.51m) x 7'2 (2.18m)

Radiator. Double glazed window to side.

FAMILY BATHROOM:

Fitted with a white suite comprising of recessed shower cubicle, vanity wash basin, low level WC. Built in linen cupboard. Radiator. Double glazed window to rear.

SECOND FLOOR LANDING:

Double doors leading to master bedroom suite.

MASTER BEDROOM: 16'0 (4.88m) x 15'4 (4.67m)

Radiators. Walk in wardrobe. Skylight windows to front and rear aspects, door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising of shower cubicle, vanity wash basin, low level WC. Tiled flooring. Skylight window to rear.

OUTSIDE:

Partially lawned frontage retained by picket fencing with substantial block paved area affording off road parking for at least three vehicles and access to garage and pedestrian access to rear garden. The rear garden enjoys a South Westerly aspect with substantial paved patio area adjacent to the rear of the house leading onto lawned area with flowers and shrubs borders. The garden is retained by timber fencing. Service door to garage with up and over door.

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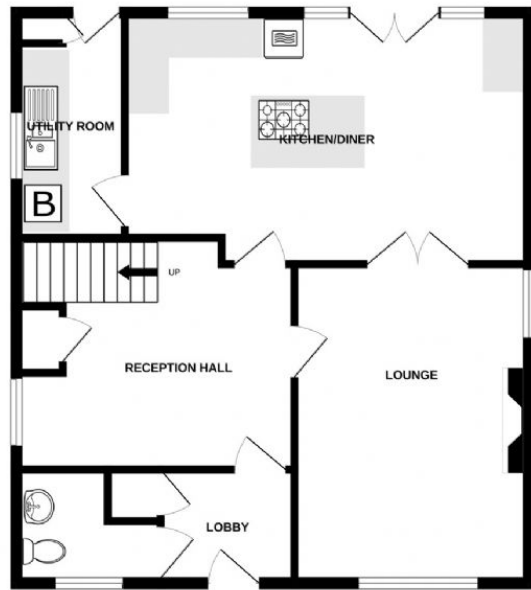
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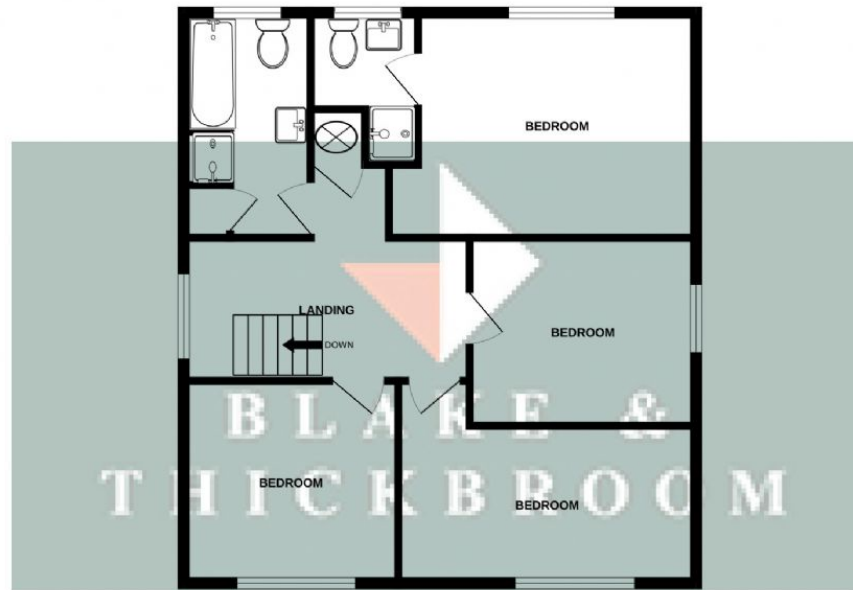




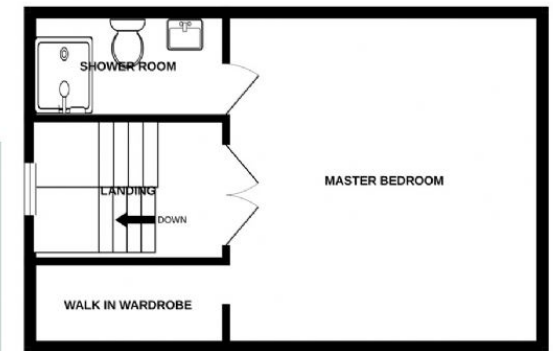
GROUND FLOOR



1ST FLOOR



2ND FLOOR



WILLOW PARK, CLACTON ROAD, WEELEY HEATH, ESSEX, CO16 9ED

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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