



**ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8BJ
£390,000 (Offers Over)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this exceptionally presented three / four bedroom detached chalet style home, situated in a small private development on the western outskirts of town centre. The property offers spacious family accommodation and has been maintained in excellent order throughout and benefits from a Westerly facing private rear garden in this quiet mews turning. An internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. At the large roundabout (fire station on left hand side) take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approx one mile crossing two mini roundabouts, through the traffic lights. After crossing the third mini roundabout, turn almost immediately left into the cul de sac and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE FIRST FLOOR BEDROOMS * ENSUITE SHOWER ROOM *
- * LOUNGE 24'3 x 14'3 * 14' BEDROOM FOUR / DINING ROOM *
- * KITCHEN 14'11 x 9'7 * 9'8 UTILITY ROOM *
- * REFURBISHED FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *
- * DOUBLE GLAZING *
- * GAS HEATING THROUGHOUT (new boiler installed in 2023) *
- * WESTERLY FACING REAR GARDEN * GARAGE & OFF ROAD PARKING *
- * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 14'3 (4.34m) x 13'2 (4.01m)
(into bay recess). Radiator. Wardrobes and units. Replacement double glazed window to rear. Door to:

ENSUITE SHOWER ROOM: 8'7 (2.62m) x 6'5 (1.96m)
Modern suite comprising of shower tray with shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Radiator. Fully tiled walls, tiled flooring. Extractor fan. Replacement double glazed window to rear.

BEDROOM TWO: 14'1 (4.29m) x 11'1 (3.38m)
Radiator. Fitted wardrobes and units. Replacement double glazed window to rear.

BEDROOM THREE: 10'8 (3.25m) x 10'6 (3.20m)
Radiator. Fitted wardrobes and units. Replacement double glazed window to front.

FAMILY BATHROOM:

Modern suite comprising of standalone bath, standalone vanity hand wash basin, low level WC. Heated towel rail. Part tiled walls, fully tiled flooring. Extractor fan. Replacement double glazed window to front.

FIRST FLOOR: LANDING:

Radiator. Loft access. Doors to all rooms. Stairs to ground floor. Replacement double glazed window to front.

ENTRANCE HALL:

Entrance door. Radiator. Stairs to first floor with understairs storage. Doors to all rooms.

BEDROOM FOUR / DINING ROOM: 14'1 (4.29m) x 10'9 (3.28m)
Radiator. Replacement double glazed window to front.

GROUND FLOOR CLOAKROOM:

Comprising of vanity hand wash basin with mixer tap and cupboards below, low level WC. Radiator .Extractor fan. Fully tiled walls, tiled flooring.

LOUNGE: 24'3 (7.39m) x 14'3 (4.34m)
Two radiators. Gas fire with stone base and surround. Double glazed French style doors and window to rear / garden. Replacement double glazed window to front.

KITCHEN: 14'11 (4.55m) x 9'7 (2.92m)
Comprising of laminated rolled edge 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, double oven, electric hob and extractor hood above, dishwasher. Radiator. Fully tiled walls, tiled flooring. Replacement double glazed window to rear. Access to:

UTILITY ROOM: 9'8 (2.95m) x 5'6 (1.68m)
Comprising of laminated rolled edge work surfaces with inset sink drainer unit, cupboards, drawers and storage below, range of eye level cupboards below, range of eye level cupboards. Wall mounted boiler (newly fitted). Fully tiled walls, tiled flooring. Extractor fan. Replacement double glazed door leading to garden.

OUTSIDE:

Block paved driveway affording access for off road parking, further access to garage with electric roller shutter door. The rest of the front of the property is mainly laid to lawn with pathway leading to front door, borders to front, partially retained by wooden panelled fencing and brick wall to the right hand side. Side gate leading to:

REAR GARDEN:

Paving adjacent to the house with pathway leading past the garage. The Westerly facing rear garden is mainly laid to lawn with flower and shrub borders. Outside electric point, outside tap, outside lighting. Wooden storage shed to the rear with power and light connected. The garage (17'10 x 8'11) with power and light connected, electric roller shutter door, single glazed window to side, service door to garden.

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GROUND FLOOR



1ST FLOOR



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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