



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this impeccably presented semi detached cottage occupying a semi rural position within the favoured village of Little Clacton. Originally dating back to the early 1900's, the property has undergone a thorough programme of modernisation and is now boasting a new kitchen with integrated appliances and under floor heating, replacement double glazing and four piece bathroom. This charming cottage can be found within a mile of British mainline railway station and a stones throw from bus stops and is situated within favoured school catchment areas. An internal inspection is warranted to fully appreciate the quality and location of this village property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Proceed straight across the first roundabout. At the second roundabout take the third exit into Progress Way. At the next roundabout take the first exit into London Road Little Clacton (B1441). Proceed through the village of Little Clacton passing the Blacksmiths Arms public house on the right as you approach Plough Corner (sharp turning to the left) turn right into Harwich Road (B1414) Proceed along Harwich Road for approximately three quarters of a mile to find the cottage on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 14' x 11'2" FITTED KITCHEN (September 2023) INCLUDING INTEGRATED APPLIANCES & UNDER FLOOR HEATING *
- * 19'4" x 14' LOUNGE/DINER * MODERN FOUR PIECE BATHROOM *
- * GAS HEATING SYSTEM * REPLACEMENT DOUBLE GLAZING *
- * RE BUILT STORAGE SHED/WORKSHOP * BACKING ONTO FARMLAND * OVER LOOKING FARMLAND TO THE FRONT *
- * BLOCK PAVED OFF ROAD PARKING * WITHING A MILE OF MAINLINE RAILWAY STATION *
- * FAVOURED SCHOOL CATCHMENT AREA & VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

Composite entrance door to entrance porch. Further door to Lounge Diner.

LOUNGE DINER: 19'4" (5.89m) x 14'0" (4.27m)

Radiator, free standing wood burner with feature brick chimney breast. Turning stair flight to first floor. Replacement double glazed windows to side and front affording farmland views and access to kitchen.

KITCHEN: 14'0" (4.27m) x 11'2" (3.40m)

Refitted by the current owners in September 2023 with a range of laminated fronted units comprising of solid wood work surfaces with inset one and a half bowl ceramic sink unit with mixer taps over. Cupboards, drawers and appliances under. Range of matching eye level cupboards with work surface lighting under. Feature brick splashbacks. Integrated five ring gas hob with extractor fan above. Further integrated oven and microwave, larder fridge and larder freezer, washing machine, wine cooler, concealed wall mounted gas boiler. Electric under floor heating. Replacement double glazed window to rear overlooking garden and farmland. Further replacement double glazed door to outside.

FIRST FLOOR GALLERIED LANDING:

Partially boarded loft space. Doors to bedrooms and bathroom.

BEDROOM ONE: 13'2" (4.01m) x 10'0" (3.05m)

Fitted His & Hers wardrobes with dresser unit recess with drawers and integrated lighting and top cupboard. Radiator, replacement double glazed windows to front affording uninterrupted farmland views.

BEDROOM TWO: 11'4" (3.45m) x 7'3" (2.21m)

Radiator, replacement double glazed window to rear overlooking garden and farmland.

BEDROOM THREE: 9'0" (2.74m) x 7'0" (2.13m)

Radiator, replacement double glazed window to side affording partial farmland view.

BATHROOM:

Replaced by the current owners with a four piece white suite comprising panelled bath, pedestal wash basin, low level WC, recessed shower cubicle. Partially clad walls. Replacement double glazed window to rear.

OUTSIDE:

Substantial block paved frontage extending to the side of the property and affording off road parking for two plus cars with potential vehicular access to rear garden. The rear garden is approx 30' in length with a large Porcelain tiled, non slip patio area adjacent to the rear of the property leading to lawned area with shrub borders and access to brick built storage shed/workshop with power and light connected. Double glazed window to side. Sheltered wood storage area to rear. The garden backs onto farmland and is retained by timber panel fencing. Bus stops can be found within 50 yards of the cottage and British mainline railway station is less than a mile from the property.

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GROUND FLOOR

1ST FLOOR



HARWICH ROAD, LITTLE CLACTON, ESSEX, CO16 9PZ

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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