



BLAKE & THICKBROOM



**ALBERT GARDENS,  
CLACTON-ON-SEA, ESSEX, CO15 6QN  
£575,000 (Offers in excess of)**

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**DESCRIPTION:**

A family home with a Gardens address. Beautifully presented older style detached house situated within this highly sought after residential location on the Eastern outskirts of Clacton's town centre, close to mainline railway station and seafront. The property offers substantial family accommodation and retains many original features and an internal viewing is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road, take the first right into Skelmersdale Road. Proceed past the railway station on the left hand side and at the far end, proceed straight across Holland Road into the second part of Skelmersdale Road. Proceed a short distance leading into Albert Gardens and the property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* FOUR BEDROOMS \* 16'3 x 15'3 LOUNGE \*

\* 16'7 x 13' DINING ROOM \* 12'10 x 11'5 FITTED KITCHEN \*

\* 14' x 11'8 RECEPTION HALLWAY \* GROUND FLOOR SHOWER ROOM \*

\* 14'10 LANDING \* FIRST FLOOR BATHROOM \* SEPARATE WC \*

\* MOST DOUBLE GLAZED WINDOWS \* GAS HEATING VIA RADIATORS\*

\* IN AND OUT DRIVEWAY \* ATTACHED GARAGE \* ESTABLISHED GARDENS \*

\* WALKING DISTANCE OF TOWN CENTRE, SEAFRONT AND MAINLINE RAILWAY STATION \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 16'7 (5.05m) x 13'0 (3.96m)  
(into bay recess). Radiator. Picture rail. Bay window to front.

**BEDROOM TWO:** 15'7 (4.75m) x 10'8 (3.25m)  
(plus door recess). Radiator. Picture rail. Built in wardrobes. Bay window to rear.

**BEDROOM THREE:** 10'4 (3.15m) x 8'0 (2.44m)  
Radiator. Picture rail. Built in storage cupboard. Window to rear.

**BEDROOM FOUR:** 9'0 (2.74m) x 9'0 (2.74m)  
Radiator. Picture rail. Window to rear.

**BATHROOM:**

White suite comprising of panelled bath, pedestal wash basin, low level WC. Fully tiled walls. Heated towel rail. Tiled flooring. Loft access. Extractor fan. Window to rear.

**SEPARATE WC:**

Separate low level WC. Radiator. Fully tiled walls. Window to side.

**FIRST FLOOR LANDING:** 14'10 (4.52m) x 6'5 (1.96m)  
Radiator. Airing cupboard. Window to side. Stairflight to ground floor.

**ENTRANCE LOBBY:**

Glazed entrance door to entrance lobby. Windows to front and side. Further stained glass entrance door to:

**RECEPTION HALLWAY:** 14'0 (4.27m) x 11'8 (3.56m)  
Understairs storage cupboard. Delft rail.

**GROUND FLOOR SHOWER ROOM:**

Comprising of shower cubicle, hand wash basin, low level WC. Tiled flooring. Storage cupboard.

**LOUNGE:** 16'3 (4.95m) x 15'3 (4.65m)

Original open fireplace with briquette fire surround, tiled inset and hearth. Radiator. Picture rail. Windows to side and rear, bay window to rear.

**DINING ROOM:** 16'7 (5.05m) x 13'0 (3.96m)

Original open fireplace with briquette fire surround, tiled inset and hearth. Picture rail. Bay window to front.

**KITCHEN:** 12'10 (3.91m) x 11'5 (3.48m)

Fitted with a range of high gloss finish blue coloured laminated fronted units comprising of inset single drainer sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset electric hob unit with extractor hood above, further built in single oven with cupboard storage above and below, integrated fridge and washing machine, built in carousel units, self opening eye level cupboards, cupboard housing gas boiler, matching upstands to work surfaces. Part tiled walls. Window to rear.

**OUTSIDE:**

Block paved in and out driveway providing off road parking for several vehicles, stoned flower border with ornamental front boundary railings, mature shrubs, the front garden is enclosed by panelled fencing. Attached garage with wooden double doors (24'4 x 12') with power and light connected, ladder access to first floor loft room (currently used as a study/hobby room) with power and light connected, dormer window to front. Side gate access leading through to rear garden, further covered passageway leading through to:

**UTILITY ROOM:** 10'8 (3.25m) x 7'10 (2.39m)

Windows to side and rear, door to outside.

**REAR GARDEN:**

Approx established lawned rear garden with paved patio area, storage shed to remain, flower and shrubs borders, mature trees. Outside security lighting, outside tap. Outside sun lounge (12'4 x 10'8) with radiator and window to side. The rear garden is enclosed by panelled fencing.



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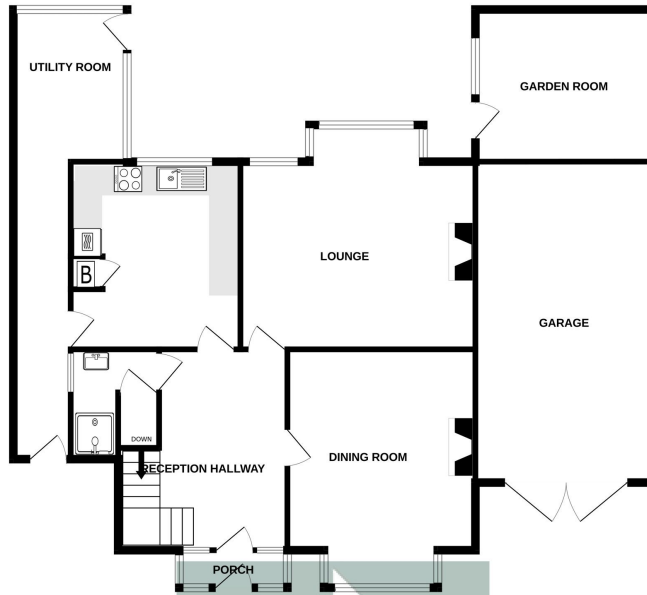
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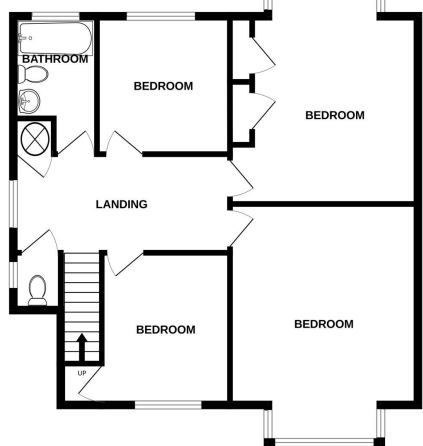
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GROUND FLOOR



1ST FLOOR  
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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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