



BLAKE & THICKBROOM



THE APPROACH,  
CLACTON-ON-SEA, ESSEX, CO15 2NE  
£550,000 (Asking Price)

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

**DESCRIPTION:**

AS GOOD AS NEW.

Brook Cottage is believed to date back to the 1930s and is bathed in history, being formerly owned by the local police and mayor and having been purchased by the current owners in 2013 in a derelict condition and after many years of refurbishment from the foundations to the roof, the property is now a beautifully presented detached family home. The property is situated on a plot approaching a quarter of an acre with a substantial driveway offering parking for numerous vehicles or Caravan storage and is conveniently located within walking distance of local doctor surgery, shopping parade and bus route to Clacton's town centre. As the vendor's chosen sole agent an early viewing is highly recommended to appreciate the quality of this refurbished home and avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left and continue on this road where it converts to West Road. Past the golf club on the left and at the roundabout (Three Jays Public House ahead of you) turn left into Golf Green Road, first right into Crossways, third turning right into The Approach. Proceed a short distance and the property can be found on the right hand side.

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

\* FOUR DOUBLE BEDROOMS \*

\* VICTORIAN STYLE FIRST FLOOR WHITE BATHROOM SUITE \* SEPARATE SHOWER \*

\* 20'2 x 18'1 LOUNGE WITH STONE FIRE SURROUND \*

\* 21'2 x 17'10 LUXURY FITTED KITCHEN DINER \*

\* UTILITY ROOM \* GROUND FLOOR CLOAKROOM \*

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

\* 31' x 13'9 DETACHED GARAGE / WORKSHOP \*

\* PARKING FOR NUMEROUS VEHICLES / CARAVAN STORAGE \*

\* PLOT APPROACHING A QUARTER OF AN ACRE \*

\* SOLE AGENTS \* INTERNAL VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 14'3 (4.34m) x 11'5 (3.48m)

Eaves storage cupboard. Radiator. Window to side.

**BEDROOM TWO:** 13'3 (4.04m) x 12'1 (3.68m)

Radiator. Windows to front and side.

**BEDROOM THREE:** 10'9 (3.28m) x 10'3 (3.12m)

Radiator. Window to rear.

**BATHROOM:**

White suite with Victorian style rolled top bath with ornamental clawed feet, separate shower cubicle, vanity hand wash basin, low level WC. Fully tiled walls, tiled flooring. Heated towel rail. Window to rear.

**GALLERIED LANDING:**

Loft access. Stairflight to ground floor.

**ENTRANCE LOBBY:**

Composite entrance door to entrance lobby with tongue and groove panelling to walls. Wooden flooring. Downlighters. Radiator. Double glazed door to outside.

**ENTRANCE HALL:**

From entrance lobby, door to entrance hall. Radiator. Tiled flooring.

**BEDROOM FOUR:** 17'6 (5.33m) x 10'8 (3.25m)

Radiator. Downlighters. Windows to front and rear.

**LOUNGE:** 20'2 (6.15m) x 18'1 (5.51m)

(into bay recess). Ornamental stone fire surround with fitted real flame gas fire. Two radiators. Windows to side, feature bay window to front.

**KITCHEN DINER:** 21'2 (6.45m) x 17'10 (5.44m)

L shaped in design. The kitchen area is fitted with a range of high gloss finish white fronted units comprising solid wood work surfaces with display lighting below and inset one and a half bowl single drainer unit with mixer tap and cupboards under, eye level cupboards with lighting below, wall mounted extractor hood. Display shelving. Recess for large fridge freezer, further integrated dishwasher and freezer. Part tiled walls. Ornamental wooden fire surround. Radiator. Windows to side and rear, glazed double doors with matching glazed side panels to outside. Internal door to:

**UTILITY ROOM:** 6'2 (1.88m) x 6'1 (1.85m)

Matching white high gloss finish units, cupboard housing combi gas boiler, further tall standing storage cupboard. Tiled flooring, part tiled walls. Radiator. Window to front, internal door to:

**CLOAKROOM:**

Fitted with low level WC, hand wash basin. Fully tiled walls, tiled flooring. Window to rear.

**OUTSIDE:**

The property is situated on an established plot approaching a quarter of an acre with lawned front garden and ornamental picket fencing to the front boundary, solid wood double gates to substantial block paved driveway providing off road parking for numerous vehicles and caravan storage leading to detached garage/workshop (31' x 13'9) with solid wood double doors, power and light connected. Further gated access leading to:

**REAR GARDEN:**

Full width paved patio area with further covered patio. Summerhouse to remain. Further attached workshop to the rear of the garage (11'9 x 8'5) with power and light connected. Outside security lighting, outside power points, outside tap. The rear garden is enclosed by panelled fencing.

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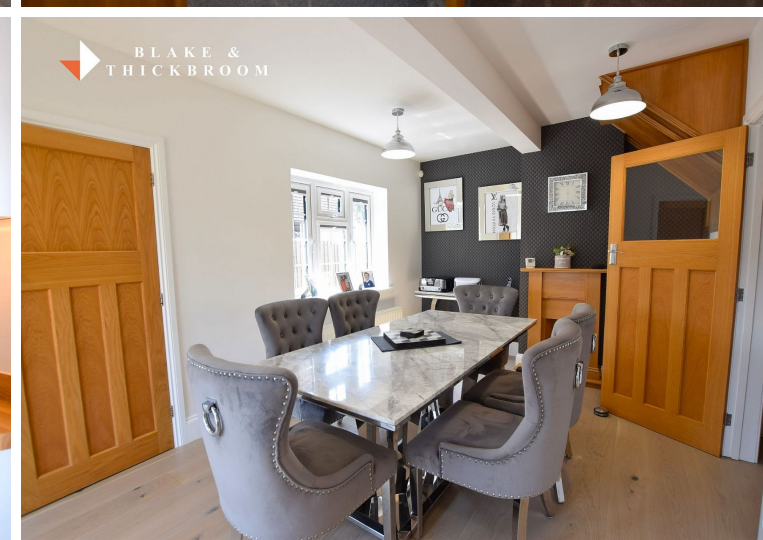
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