



**BOLEY DRIVE,  
CLACTON-ON-SEA, ESSEX, CO15 6LD  
£450,000 (Asking Price)**

**DESCRIPTION:**

Blake Thickbroom are pleased to be offering this 1950's detached family home situated within the highly regarded East Clacton area. The property is enjoying easy access to favoured schools and railway station, town centre and seafront. The property is located on a sizeable plot and an internal viewing is recommended to fully appreciate the size, quality and location on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road, first right into Skelmersdale Road. At the far end turn left into Holland Road. Take the third turning on the left into Boley Drive. Follow Boley Drive for approximately 400 yards before finding the house on the left hand side.

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

\* FOUR BEDROOMS \* 13'10 x 13' LOUNGE \*

\* 11' x 9' DINING ROOM \* 11'4 x 10'5 KITCHEN/BREAKFAST ROOM \*

\* 22'4 CONSERVATORY \* UTILITY ROOM WITH GROUND FLOOR WC \*

\* GAS HEATING \* DOUBLE GLAZING \* APPROX 60' SOUTH-WESTERLY FACING GARDEN \*

\* POTENTIAL VEHICULAR ACCESS TO THE SIDE OF THE PROPERTY - POTENTIAL FOR EXTENSION (SSTP) \*

\* FAVOURED SCHOOL CATCHMENT AREA \* EASY ACCESS TO RAILWAY STATION, TOWN CENTRE AND SEAFRONT \*

**ENTRANCE HALL:**

UPVC double glazed entrance door to entrance hall. Radiator, laminated flooring, stair flight to first floor with built in storage cupboard under. Double glazed window to front. Doors to Lounge, Dining room and kitchen/breakfast room.

**LOUNGE:** 13'10 (4.22m) x 13'0 (3.96m)

Timber mantel and fire surround and stone heart, radiator, double glazed window to side. Further windows and door to rear giving access to conservatory.

**KITCHEN BREAKFAST ROOM:** 11'4 (3.45m) x 10'5 (3.18m)

Fitted with a range of base units with laminated work surfaces and inset single drainer sink unit. A range of eye level cupboards, integrated ceramic hob with oven under. Radiator, double glazed window and door to side. Further double glazed windows to rear overlooking conservatory.

**DINING ROOM:** 11'0 (3.35m) x 9'0 (2.74m)

Radiator, double glazed windows to front and side.

**CONSERVATORY:** 22'4 (6.81m) x 8'2 (2.49m)

Brick base construction with double glazed aspects to side and rear, radiator, tiled flooring, double glazed double doors to garden. Door to utility/WC.

**UTILITY ROOM/GROUND FLOOR WC:**

Fitted with low level WC, recessed space for washing machine and tumble dryer, double glazed door to outside.

**FIRST FLOOR GALLERIED LANDING:**

Radiator, access to loft, double glazed window to front.

**BEDROOM ONE:** 12'5 (3.78m) x 10'0 (3.05m)

Radiator, fitted wardrobes, with double bed recess, matching tops cupboards. Double glazed window to rear.

**BEDROOM TWO:** 13'0 (3.96m) x 9'9 (2.97m)

Laminated flooring, radiator, double glazed window to rear and further double glazed windows to side.

**BEDROOM THREE:** 11'1 (3.38m) x 9'0 (2.74m)

Radiator, double glazed windows to front and side.

**BEDROOM FOUR:** 9'6 (2.90m) x 7'5 (2.26m)

Radiator, double glazed window to front.

**FAMILY BATHROOM:**

White suite comprising panelled bath with wall mounted shower over and shower screen, pedestal wash basin, low level WC, radiator, laminated flooring, part tiled walls, built in airing cupboard. Double glazed window to rear.

**OUTSIDE:**

Substantial frontage with large lawned area partially retained by pickett fencing and attractive beds. Block paved driveway providing off road parking for two vehicles and access to integral garage. Further potential access down the left hand side of the property which in the valuers opinion is affording ideal opportunity for further extension subject to planning permission or additional parking for large vehicle/motorhome or caravan. The rear garden is approximately 60' in length enjoying a south-westerly aspect and is laid to lawn with a raised central decked area with a paved patio area adjacent to the conservatory. Numerous timber storage sheds and large lawned area with inset shrubbery beds and fruit trees. The garden is retained by timber panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: D.

Services connected

Electricity - Yes

Gas- Yes

Water - Yes

Sewerage type- Mains

Telephone and broadband coverage - Yes

Prospective purchasers should be directed to web site Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None

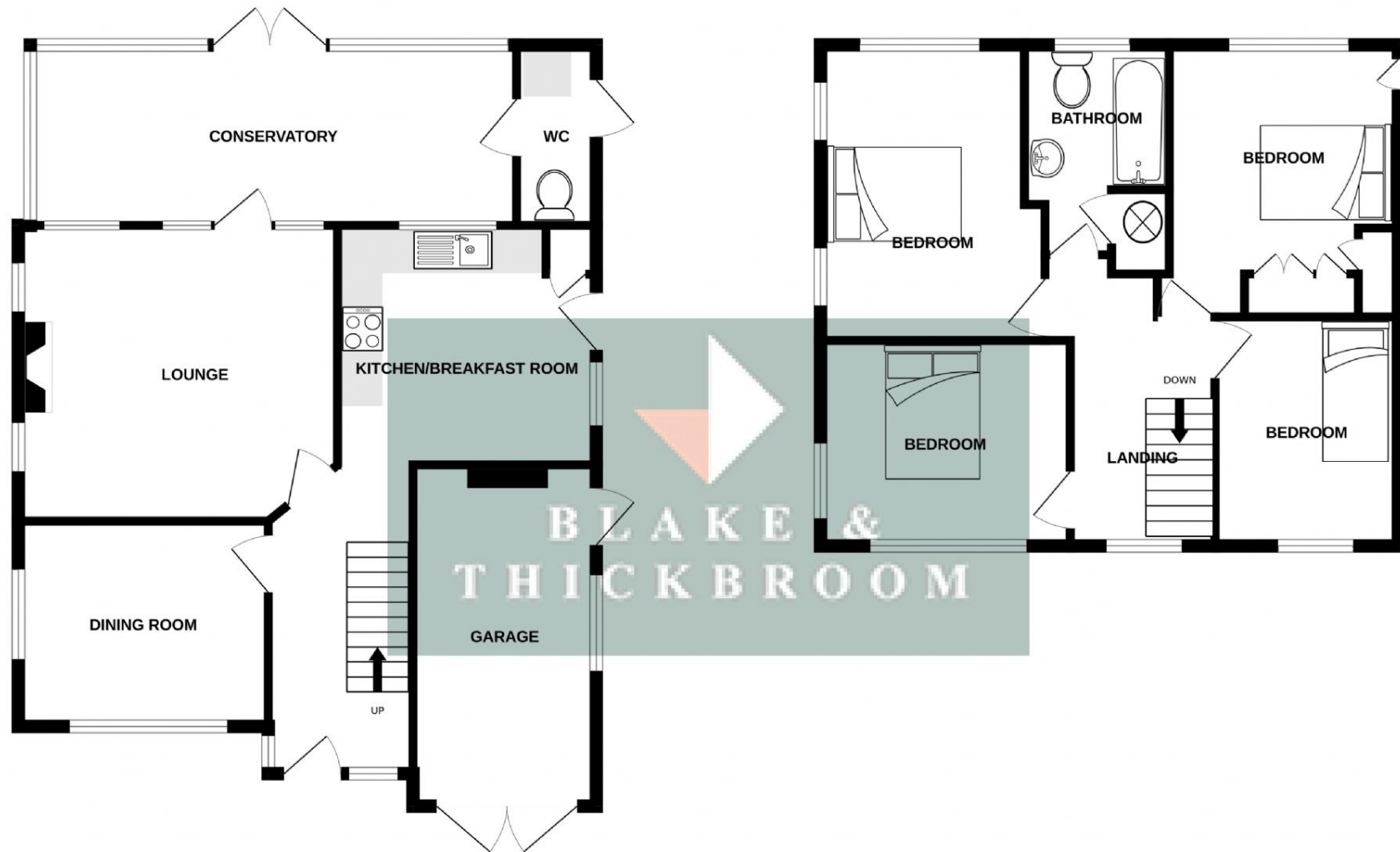
Non standard property features to note - None





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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