



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this well presented and much improved semi detached family home situated within a mile of Clacton's town centre, railway station and local schools. An internal inspection is warranted to fully appreciate the presentation and convenient location of this family home.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road, turn left into Carnarvon Road. At roundabout take second exit into Wellesley Road, turn immediately right into Oxford Road. Take the fourth turning on the left into Thornbury Road and the property will be found on the left hand side.

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

- \* THREE BEDROOMS \* 15' x 12'8 LOUNGE \*
- \* 12'4 x 10'4 DINING ROOM \* 9'6 x 9'2 KITCHEN \*
- \* MODERN FIRST FLOOR BATHROOM \*
- \* GAS HEATING SYSTEM \* DOUBLE GLAZING \*
- \* SOME NEW CARPETS \*
- \* BRICK BUILT OUTHOUSE \* 10'8 STORAGE SHED \*
- \* APPROXIMATELY 55' SOUTH WESTERLY FACING REAR GARDEN \*
- \* OFF ROAD PARKING TO FRONT \*
- \* WITHIN A MILE OF RAILWAY STATION AND TOWN CENTRE \*
- \* WALKING DISTANCE OF SCHOOLS \*
- \* SOLE AGENTS \*

**ENTRANCE HALL:**

Replacement composite entrance door to entrance hall. Radiator. Stairflight to first floor with storage cupboards under, further storage recess. New carpets. Double glazed window to side, doors to lounge and kitchen.

**LOUNGE:** 15'0 (4.57m) x 12'8 (3.86m)

(into alcove). Radiator. Double glazed bay window to front and opening through to:

**DINING ROOM:**

Radiator. Double glazed window to rear and archway through to:

**KITCHEN:** 9'6 (2.90m) x 9'2 (2.79m)

Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboards and drawers under, range of eye level cupboards. Laminate flooring. Storage recess suitable for larder style fridge. Double glazed windows to rear and side, double glazed door to outside.

**FIRST FLOOR LANDING:**

Built in storage cupboard. Access to loft giving access to gas boiler. New carpet. Double glazed window to side. Doors to bedrooms, bathroom and separate WC.

**BEDROOM ONE:** 12'4 (3.76m) x 10'5 (3.18m)

Built in storage cupboard. Radiator. Double glazed window to rear.

**BEDROOM TWO:** 11'0 (3.35m) x 10'6 (3.20m)

Radiator. Double glazed window to front.

**BEDROOM THREE:** 8'5 (2.57m) x 7'10 (2.39m)

Currently used as home office. Fitted storage cupboard. Radiator. New carpet. Double glazed window to front.

**BATHROOM:**

White suite with contrasting panels comprising of panelled bath with waterfall style tap and additional wall mounted shower unit over and shower screen, oversize vanity wash basin with storage cupboards under. Chromium effect radiator. Built in storage cupboard. Partially tiled walls. Double glazed window to rear.

**SEPARATE WC:**

Fitted with white low level WC. Double glazed window to side.

**OUTSIDE:**

Hardstanding to front currently configured to afford off road parking for two vehicles with gated pedestrian access to rear garden. The rear garden is approximately 55' in length and enjoys a South Westerly aspect. There is a large paved patio area with raised shrubbery borders adjacent to the rear of the property leading onto formal lawned area. Brick built outhouse with power & light connected and further 8'10 timber storage shed to remain. The garden is retained by timber panelled fencing.

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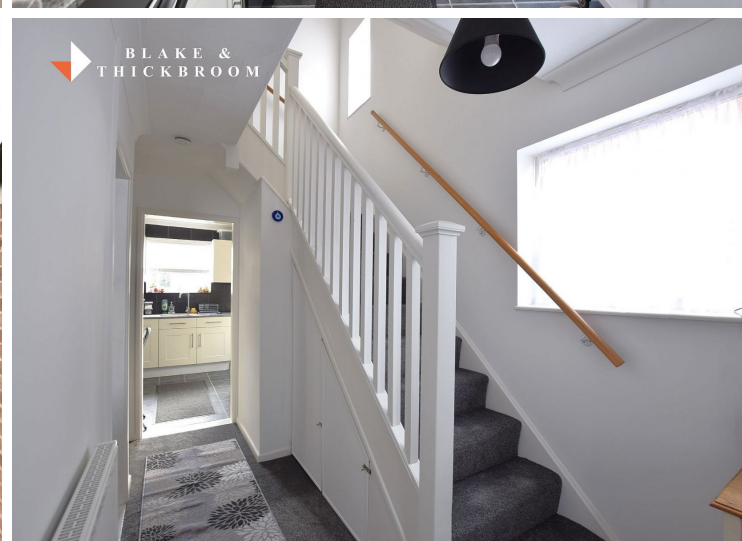
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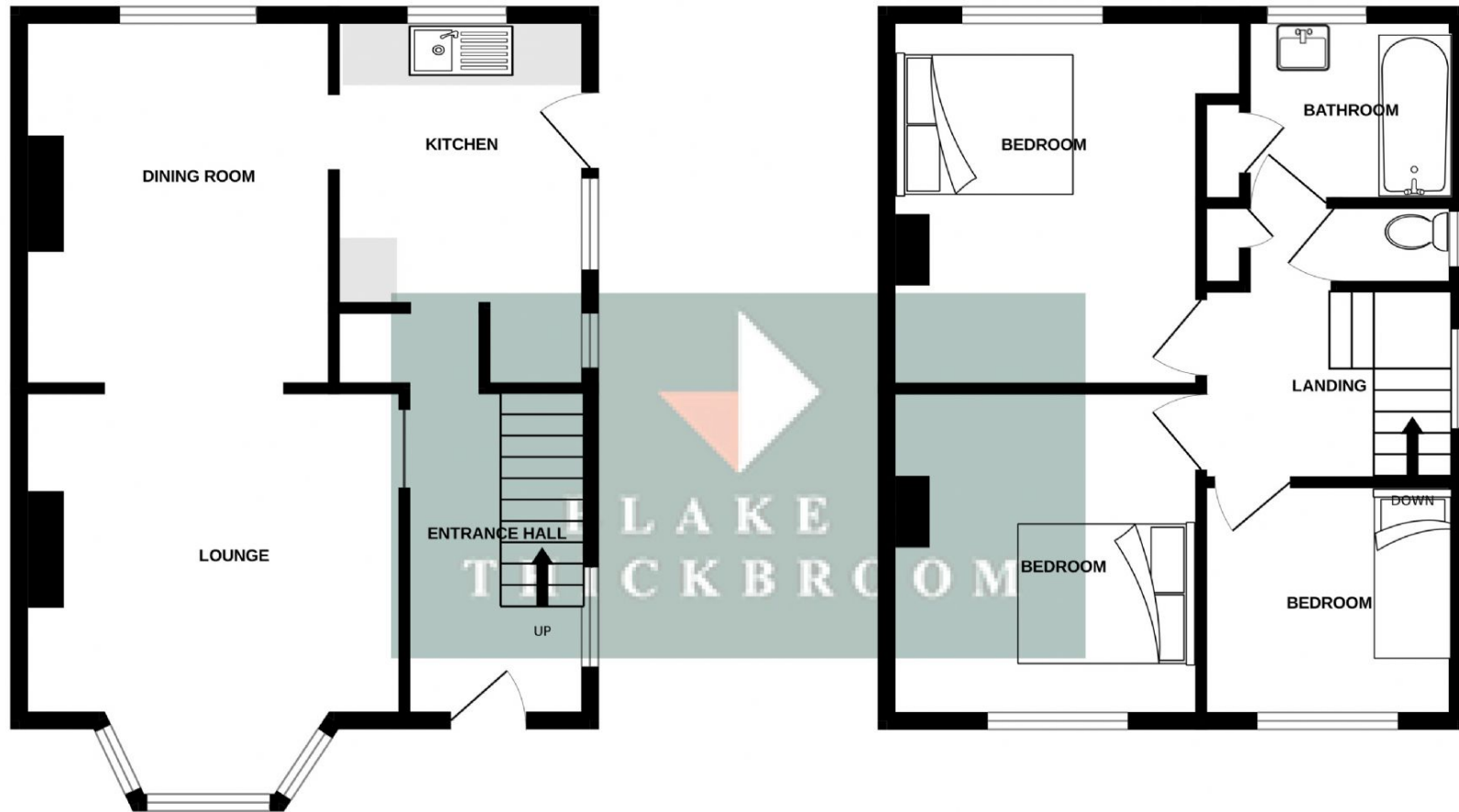
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GROUND FLOOR

1ST FLOOR



THORNBURY ROAD, CLACTON-ON-SEA, ESSEX, CO15 3PA

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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