



CROSS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8GE
£315,000 (Offers in excess of)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering and in their opinion this very well presented linked detached family home and is situated towards the outskirts of Clacton. The property is located within a mile of shopping facilities, pharmacy and bus stops and an internal viewing is recommended to fully appreciate the size and quality on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue, passing Aldi supermarket on the right hand side. At the roundabout take the first exit into St Osyth Road. Proceed across the next roundabout and proceed past Tesco express on the left. At the traffic lights proceed straight across into Cloes Lane. Straight across two mini roundabouts at the third roundabout turn left into St Johns Road. Take the first right into Little Clacton. Straight across the first mini roundabout and left at the next roundabout into Legerton Drive. Follow Legerton Drive around to the left and turn left into Dresden Square, right into Cross Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * EN SUITE SHOWER ROOM TO MASTER BEDROOM *
- * 12'4 x 11'8 LOUNGE * 12'1 x 11'8 KITCHEN/DINER *
- * UTILITY AREA * GROUND FLOOR WC * FIRST FLOOR FAMILY BATHROOM *
- * UPVC DOUBLE GLAZING * GAS HEATING *
- * CAR PORT & DETACHED GARAGE * WELL PRESENTED *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Partially glazed composite style entrance door to entrance hall. Radiator, stair flight to first floor, door to lounge.

LOUNGE: 12'4 (3.76m) x 11'8 (3.56m)

Radiator, double glazed window to front, door to kitchen/diner.

KITCHEN DINER: 12'1 (3.68m) x 11'8 (3.56m)

Fitted to two walls with a range of white coloured high gloss finished laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer tap over. Cupboards, drawers and pan drawers under, range of eye level cupboards with work surface lighting under. Integrated ceramic hob, double oven, fridge and freezer. Vinyl tiled flooring, radiator, UPVC double glazed doors with side glazed panels giving access to garden and access to utility area.

UTILITY AREA:

Fitted with matching base units, laminated work surface, plumbing for washing machine under, vinyl tiled flooring, door to ground floor WC.

GROUND FLOOR WC:

Fitted with white suite comprising low level WC, pedestal wash basin, radiator, vinyl tiled flooring.

FIRST FLOOR GALLERIED LANDING:

L Shaped with access to loft, built in storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE: 12'7 (3.84m) x 9'9 (2.97m)

Fitted mirror fronted wardrobes, radiator, double glazed window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

White suite comprising recessed shower cubicle, pedestal wash basin, low level WC, vinyl tiled flooring, radiator/towel rail, part tiled walls, double glazed window to rear.

BEDROOM TWO: 10'4 (3.15m) x 8'7 (2.62m)

Radiator, double glazed window to front.

BEDROOM THREE: 8'5 (2.57m) x 7'8 (2.34m)

Radiator, double glazed window to rear.

BEDROOM FOUR: 8'5 (2.57m) x 7'3 (2.21m)

Radiator, double glazed window to rear.

BATHROOM:

White suite comprising panelled bath with mixer taps and shower attachment, pedestal wash basin, low level WC, radiator/towel rail. Part tiled walls, vinyl tiled flooring, double glazed window to front.

OUTSIDE:

Small shingled shrubbery area to front with driveway leading to carport affording covered parking for one vehicle and further access leading to detached garage and pedestrian access to rear garden. The detached garage measures 22'7 x 10' (max) (7' wide opening) Power and light connected. The rear garden is approx 35' in length laid to lawn with flower and shrub borders. Paved patio area adjacent to the house and also at the foot of the garden which is retained by fencing and mature hedging.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC Rating C.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

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

Any additional property charges: None

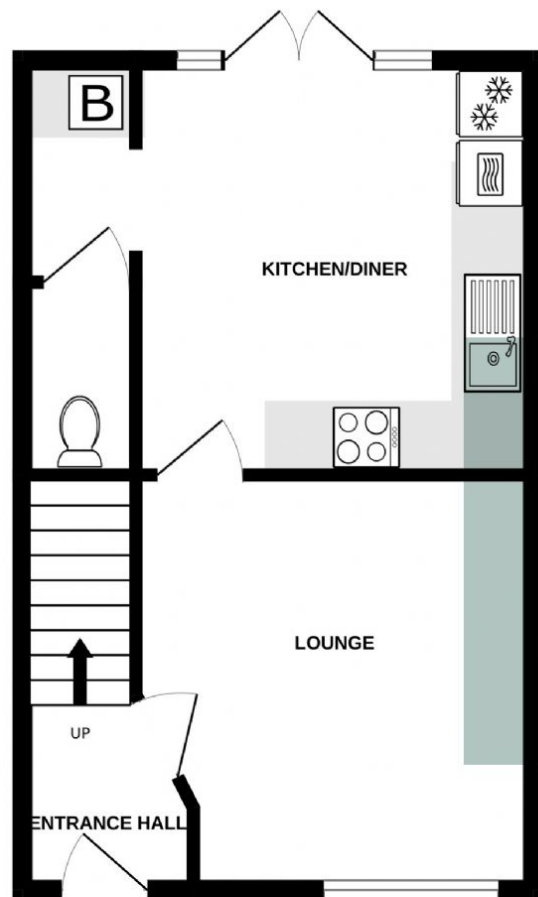
Non standard property features to note: None



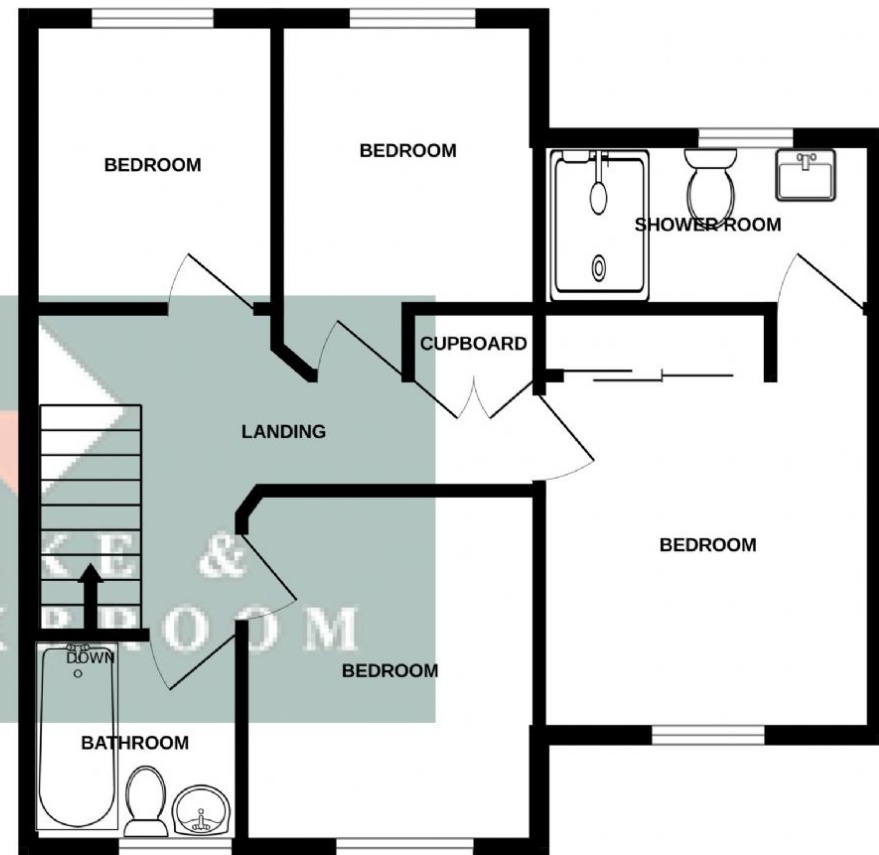




GROUND FLOOR



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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