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**CLACTON ROAD,
WEELEY HEATH, ESSEX, CO16 9ED
£575,000 (Asking Price)**



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DESCRIPTION:

SIMPLY MORE TO OFFER THAN WHAT YOU CAN SEE. Virtually "built as new" in 2006 is this deceptively spacious detached chalet style home offering substantial accommodation over two floors, suitable for the largest of families. The property has been maintained in excellent order throughout by the current owners and occupies a pleasant recessed position in this non-estate location on a plot in excess of a quarter of an acre. Weeley Railway Station is within a 15 minute walk and there is excellent main road access to neighbouring villages and both Clacton & Colchester's town centres. An early viewing internally is highly recommended to appreciate this stunning home .

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the London Road roundabout (fire station on left) take the second exit onto the bypass road, straight across the first roundabout . At next roundabout take third exit towards Little Clacton. left into London Road . Proceed through Little Clacton leading into Clacton Road towards Weeley. Upon reaching the initial part of the Weeley Heath, the property will be found on the left hand side before reaching the White Hart Public House.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR / FIVE BEDROOMS * ENSUITE SHOWER *

* F/FLOOR SHOWER ROOM * G/FLOOR BATHROOM * 9'11 x 9'11 RECEPTION HALLWAY * 14' x 11' DINING ROOM / BEDROOM FIVE *

* 18'7 x 14'8 LOUNGE * 18'6 x 9'3 LUXURY FITTED KITCHEN / BREAKFAST ROOM *

* 10'5 x 8'2 SECONDARY KITCHEN / UTILITY *

* GAS HEATING * REPLACEMENT DOUBLE GLAZING * DETACHED GARAGE & PARKING FOR THREE / FOUR VEHICLES *

* SOUTH FACING GARDEN * REAR ELEVATION SHOWN* NO ONWARD CHAIN *

FIRST FLOOR: BEDROOM ONE: 18'9 (5.72m) x 12'8 (3.86m)

Radiator. Sloping ceilings. Eaves storage cupboards. Window to rear with views over garden Internal door to:

EN SUITE SHOWER ROOM:

Shower cubicle, vanity wash basin, low level WC. Heated towel rail. Fully tiled walls. Sloping ceilings. Skylight window.

BEDROOM TWO: 12'10 (3.91m) x 7'4 (2.24m)

Radiator. Sloping ceiling. Eaves storage cupboards. Window to side, skylight window.

BEDROOM THREE: 10'6 (3.20m) x 7'2 (2.18m)

Radiator. Sloping ceiling. Window to side, skylight window.

SHOWER ROOM:

Shower cubicle, vanity wash basin, low level WC. Fully tiled walls, tiled flooring. Downlighters. Sloping ceiling. Skylight window.

LANDING:

Vaulted ceiling. Downlighters. Stairflight to ground floor.

ENTRANCE HALL:

Composite double glazed entrance door to entrance hall. Radiator. Archway leading through to:

RECEPTION HALLWAY / STUDY AREA: 9'11 (3.02m) x 9'11 (3.02m)

Fitted display shelving to one wall, understairs work surfaces with drawer units below. Downlighters. Window to side.

BEDROOM FOUR: 12'4 (3.76m) x 9'11 (3.02m)

(into wardrobe recess). Radiator. Built in wardrobes with Maple veneer fronted doors. Bay window to front.

DINING ROOM / BEDROOM FIVE: 14'0 (4.27m) x 11'0 (3.35m)

(plus bay recess). Built in drawer units with worktops above. Radiator. Bay window to front.

GROUND FLOOR BATHROOM:

White suite with panelled bath, vanity wash basin, low level WC. tiled walls, tiled flooring. Downlighters. Window to side.

LOUNGE: 18'7 (5.66m) x 14'8 (4.47m)

Radiator. Window to side. French style double glazed doors to outside.

KITCHEN BREAKFAST ROOM: 18'6 (5.64m) x 9'3 (2.82m)

Luxuriously appointed with cream coloured laminated fronted units comprising , laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit , mixer tap, cupboards under, eye level cupboards with lighting below, inset four ring gas hob with extractor hood above, built in double oven, integrated fridge ,freezer, dishwasher and washing machine. Tiled flooring, breakfast bar. Cupboard housing combi gas boiler. Downlighters. Window to rear. Double glazed door to:

SECONDARY KITCHEN / UTILITY ROOM: 10'5 (3.18m) x 8'2 (2.49m)

Fitted with matching cream coloured laminated fronted units , laminated work surfaces with inset single bowl sink unit with mixer tap, cupboards under, eye level cupboards. Skirting heater. Panelled roof. Remote control skylight window. Windows to front and rear, glazed doors to front and rear.

OUTSIDE:

The property occupies a recessed position with block paved driveway providing off road parking for three/four vehicles, front walling. Side gate with access through the utility room to the rear . Detached garage with up and over door, currently converted to store room at the front and studio/annexe/office (10' x 8'8) with power and light connected to the rear with Shower room with shower cubicle, hand wash basin, low level WC. tiled walls and flooring. Window to rear. The property occupies a plot in excess of a quarter of an acre, paved patio area, lawned rear garden with well stocked flower and shrub borders, mature fruit trees .Two storage sheds to remain. Further secondary patio area .Outside tap, outside security lighting. Garden enclosed by panelled fencing and hedgerow. Fitted electric awning.

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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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