



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this extended three bedroom terraced house situated in the highly regarded Thorpe le Soken. The property benefits from a generous amount of accommodation throughout and an internal inspection is highly recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass Road. Proceed across the first roundabout and at the second roundabout take the third exit signposted towards the village of Little Clacton. Proceed through the centre of Little Clacton for approx one and a half miles turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approx two miles, down the hill, under the railway bridge passing Thorpe le Soken railway station on the left. At the war memorial turn right into Frinton Road. Proceed along Frinton Road for approx half a mile turning left into Byng Crescent and the property can be found on the left hand side.

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

\* THREE/FOUR BEDROOMS \* FIRST FLOOR BATHROOM \*

\* GROUND FLOOR WET ROOM \* 15'1 x 11'4 DINING ROOM/BEDROOM FOUR \*

\* 20'2 x 9'8 REFITTED KITCHEN/DINER \* 21'10 x 12'9 LOUNGE \*

\* WESTERLY LANDSCAPED REAR GARDEN \* GAS HEATING WITH UNDERFLOOR HEATING ON THE GROUND FLOOR \*

\* SOLE AGENTS \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 15'9 (4.80m) x 9'9 (2.97m)

Radiator, replacement double glazed window to rear.

**BEDROOM TWO:** 11'10 (3.61m) x 11'4 (3.45m)

Radiator, replacement double glazed window to front.

**BEDROOM THREE:** 14'6 (4.42m) x 8'4 (2.54m)

Double glazed window to front.

**BATHROOM:**

Low level WC, pedestal wash basin with mixer taps, shower tray with sliding doors, bath with shower attachment. Fully tiled walls, replacement double glazed window to rear.

**FIRST FLOOR LANDING:**

Storage cupboard, access to loft, doors to all rooms. Stairs to ground floor.

**ENTRANCE HALL:**

Entrance door to entrance hall. Under floor heating, access to kitchen/diner. Doors to dining room/bedroom four.

**DINING ROOM/BEDROOM FOUR:** 15'1 (4.60m) x 11'4 (3.45m)

Under floor heating, replacement double glazed window to front.

**KITCHEN DINER:** 20'2 (6.15m) x 9'8 (2.95m)

Refitted modern kitchen comprising cream fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards, tiled flooring with underfloor heating, replacement double glazed window to rear. Access to wet room and lounge.

**WET ROOM:**

Modern wet room comprising low level WC, pedestal wash basin with mixer tap, electric shower, extractor fan, electric mirror. Fully tiled walls, tiled flooring, sky light window.

**LOUNGE:** 21'10 (6.65m) x 12'9 (3.89m)

Underfloor heating, tiled flooring, double glazed aspects to side and rear, two sets of french doors to rear garden. Sky light window.

**OUTSIDE:**

To the front of the property is a block paved driveway potential for off street parking subject to drop kerb. Flower and shrub borders. Shared side access leading to rear garden. The rear garden benefits from a westerly aspect, the current owners have landscaped affording access for several seating areas, bbq area, decked and astro turf with flower and shrub borders. Additional space to the rear of the garden. The garden is retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: C

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](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property

Any additional property charges: No

Non standard property features to note: Yes

The property has a single story rear extension planning no: 17/01836/FUL



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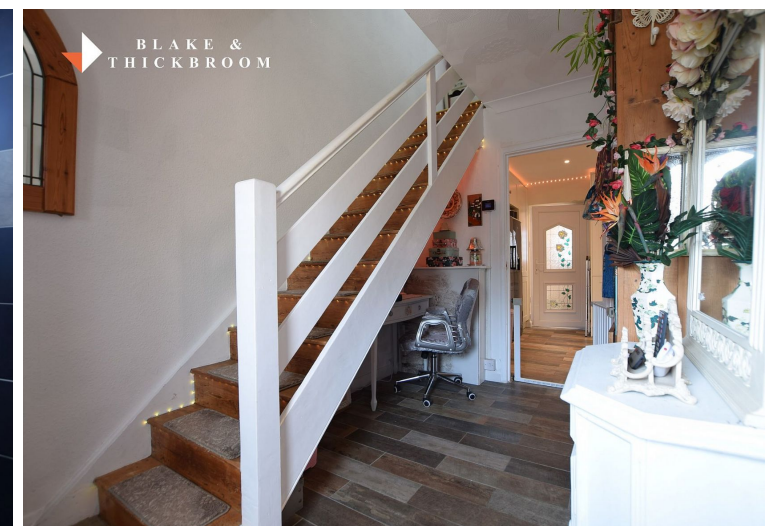
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**Ground Floor**



**First Floor**