





**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this three bedroom semi detached chalet style property situated in the heart of Great Clacton within close proximity to shopping facilities and Tesco superstore with both access to Clacton and Colchester.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left before turning right into Hawthorn Road. Proceed along this road and the property can be found half way down on the right hand side

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

\*THREE BEDROOMS \* 8' x 4'9 DRESSING ROOM \*

\* GROUND FLOOR BATHROOM WITH SEPARATE CLOAKROOM \*

\* 14'11 x 7' KITCHEN \* 18'1 x 12'3 LOUNGE \*

\* 12'3 x 10'7 DINING ROOM/BEDROOM THREE \* REPLACEMENT DOUBLE GLAZED WINDOWS \*

\* GAS HEATING \* OWNED SOLAR PANELS (12 panels) \* LAWNED REAR GARDEN WITH 11'5 x 5'3 DETACHED HOME OFFICE / GARDEN ROOM \*

\* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'2 (3.71m) x 9'9 (2.97m)

Sloping ceiling, laminated wood flooring, radiator, replacement double glazed window to front.

**BEDROOM TWO:** 12'1 (3.68m) x 9'8 (2.95m)

Sloping ceiling, laminated style flooring, radiator, replacement double glazed window to rear.

**DRESSING ROOM:** 8'0 (2.44m) x 4'9 (1.45m)

Sloping ceiling, sky light window.

**FIRST FLOOR LANDING:**

Eaves access, radiator, turning stair flight to ground floor. Replacement double glazed window to side.

**ENTRANCE PORCH:** 5'10 (1.78m) x 3'7 (1.09m)

Replacement double glazed entrance door with matching glazed side panel to entrance porch.  
Replacement double glazed entrance door with matching side panel to kitchen.

**KITCHEN:** 14'11 (4.55m) x 7'0 (2.13m)

Fitted with a range of wooden veneer fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit and mixer tap. Drawers and cupboards under, eye level cupboards. Electric range style cooker to remain, extractor hood above. Wall mounted combi gas boiler enclosed by matching kitchen unit. Built in under stairs storage cupboard and further built in storage cupboard. Part tiled walls, laminated style flooring, replacement double glazed window to side, replacement double glazed door to outside. Door to inner hallway.

**INNER HALLWAY:**

Laminated style flooring, radiator, stairs to first floor. Doors to:

**LOUNGE:** 18'1 (5.51m) x 12'3 (3.73m)

Radiator, laminated style flooring, replacement double glazed window to front.

**DINING ROOM / BEDROOM THREE:** 12'3 (3.73m) x 10'7 (3.23m)

Radiator, laminated style flooring, replacement double glazed french style doors with matching glazed side panels leading to rear garden.

**BATHROOM:**

White suite comprising enclosed panelled bath with independant shower above and shower screen, vanity wash basin with mixer tap and drawers under, radiator, laminated style flooring. Replacement double glazed window to rear.

**SEPARATE CLOAKROOM:**

White low level WC, tiled walls, tiled flooring, radiator, replacement double glazed window to side.

**OUTSIDE:**

The front garden is paved with low brick brick providing off road parking for several vehicles. Pedestrian side access leading to approximately 50' lawned rear garden enclosed by fencing. Paved patio area, sheds and greenhouse to remain. Timber framed office / garden room - 11'3 x 5'3 which has been fully insulated with hard wired internet, work surfaces and work stations and fire alarm . Replacement double glazed windows to front and side.

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**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:

Prospective purchasers should be directed to website [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 charges: None

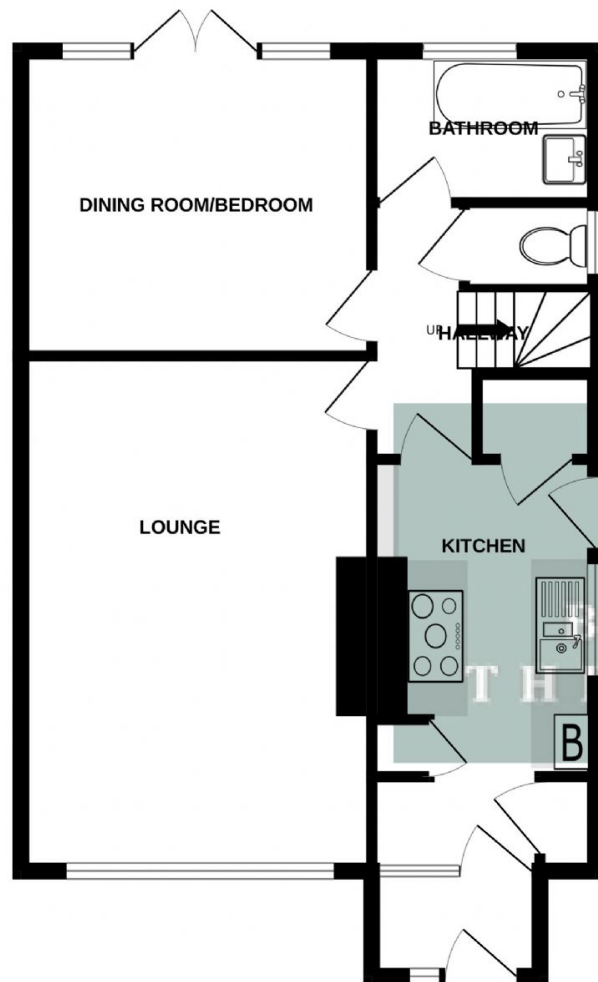
Non standard property features to note: 12 Solar Panels fitted to the southern side of the roof producing approx £600 per annum



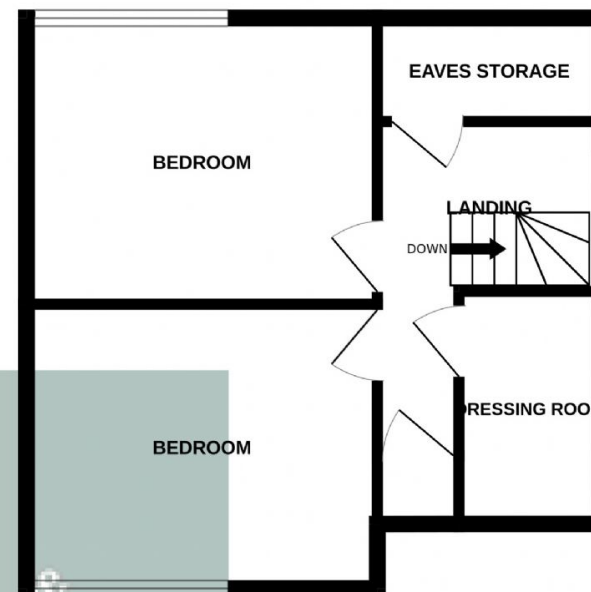




## GROUND FLOOR



## 1ST FLOOR



HAWTHORN ROAD, CLACTON-ON-SEA, ESSEX, CO15 4QZ

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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