



BLAKE & THICKBROOM



**PLOUGH COTTAGES,
16 WEELEY ROAD, ESSEX, CO16 9EX
£400,000 (Asking Price)**

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DESCRIPTION:**EXTENDED FAMILY HOME**

Beautifully presented extended semi detached cottage occupying substantial double width plot within this non estate location on the outskirts of the popular village of Little Clacton. The property is offered for sale with no onward chain and is conveniently located within walking distance of local village stores, approximately quarter of a mile from the centre of the village with the popular Engaines primary school and bus route to Clacton's town centre. An internal viewing is highly recommended to appreciate this spacious family home and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the main A133 London Road, upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Straight across the first roundabout at Brook Retail Park and onto the second part of the bypass. Take the third exit at the next roundabout signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed into the centre of the village of Little Clacton for approximately one mile. Continue around Plough corner past Harwich Road on the right hand side and proceed a short distance and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * EN SUITE SHOWER ROOM *

* FAMILY BATHROOM * RECEPTION HALLWAY *

* GROUND FLOOR CLOAKROOM * 16'3 x 12' LOUNGE *

* 15' x 12' DINING ROOM * 15' x 10' FITTED KITCHEN *

* GAS HEATING VIA RADIATORS * REPLACEMENT DOUBLE GLAZED WINDOWS *

* ESTABLISHED SIDE AND REAR GARDEN * PARKING FOR SEVERAL VEHICLES *
NO ONWARD CHAIN *

INTERNAL VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 12'0 (3.66m) x 10'10 (3.30m)

(plus door recess) Radiator, window to rear. Door to en suite shower room.

ENSUITE SHOWER ROOM:

Double width shower cubicle, hand wash basin, low level WC, heated towel rail, fully tiled walls, tiled flooring, down lighters. Window to side.

BEDROOM TWO: 15'0 (4.57m) x 10'0 (3.05m)

Radiator, ornamental fireplace. Window to rear.

BEDROOM THREE: 11'10 (3.61m) x 8'10 (2.69m)

Radiator, ornamental fireplace. Window to front.

BEDROOM FOUR: 10'7 (3.23m) x 8'0 (2.44m)

Radiator, alcove recess. Window to front.

FAMILY BATHROOM:

White suite comprising panelled bath, pedestal wash basin, low level WC, shower cubicle, tiled flooring, fully tiled walls. Window to front.

FIRST FLOOR LANDING:

Storage cupboard, stair flight to ground floor.

RECEPTION HALLWAY:

Composite entrance door to reception hallway. Radiator, laminated wood flooring. Door to:

GROUND FLOOR CLOAKROOM:

Hand wash basin, enclosed low level WC, heated towel rail, down lighters, window to side.

LOUNGE: 16'3 (4.95m) x 12'0 (3.66m)

Laminated wood flooring, radiator, window to side, sliding double glazed patio doors to rear garden.

DINING ROOM: 15'0 (4.57m) x 12'0 (3.66m)

Laminated wood flooring, windows to front.

KITCHEN: 15'0 (4.57m) x 10'0 (3.05m)

Well appointed with a range of cream coloured laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer taps. Cupboards under, eye level cupboards, ornamental chimney recess. Laminated wood flooring, radiator, window to rear, double glazed door to lobby.

LOBBY AREA:

Wall mounted gas boiler, further double glazed door to outside.

OUTSIDE:

Mature shrubs and trees to the front garden. Block paved pathway to entrance door. Gravelled driveway to the right hand side of the property providing off road parking for several vehicles. Side gate access to lawned side and rear garden with flower and shrub borders, patio area. Block built outside storage shed, further storage shed to remain, outside security lighting. The rear garden is enclosed by panel fencing.





