



DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this well presented extended four bedroom semi detached house boasting a generous amount of accommodation throughout with the addition of a garage. The property is conveniently located within a short drive of major shopping facilities and is within easy reach of bus routes leading to Clacton's town centre. In the valuers opinion this is a must view in order to appreciate the accommodation being offered for sale.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side into St Johns Road. Take the next turning left into Hampstead Avenue. The property can be found almost immediately on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * EN SUITE * FAMILY BATHROOM *
- * GROUND FLOOR WC * 20'8 x 12'10 LOUNGE *
- * 10'5 x 9'8 DINING ROOM * 10'9 x 10'6 KITCHEN *
- * 13' x 9'4 BREAKFAST ROOM/UTILITY * 16'5 x 8'4 GARAGE *
- * DOUBLE GLAZING * GAS HEATING * SOLE AGENTS *
- * VIEWING RECOMMENDED *

FIRST FLOOR BEDROOM ONE: 13'0 (3.96m) x 9'0 (2.74m)

Radiator, access to loft, built in storage cupboard, replacement double glazed window to rear. Door to en suite.

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising low level WC, vanity hand wash basin with mixer tap and cupboard under, shower tray with sliding doors and shower attachment. Fully tiled walls, tiled flooring. Replacement double glazed window to rear.

BEDROOM TWO: 13'4 (4.06m) x 12'3 (3.73m)

Radiator, fitted wardrobes, replacement double glazed window to front.

BEDROOM THREE: 13'4 (4.06m) x 9'2 (2.79m)

Radiator, airing cupboard, double storage cupboard. Replacement double glazed window to front.

BEDROOM FOUR: 8'6 (2.59m) x 8'6 (2.59m)

Radiator, replacement double glazed window to side.

BATHROOM:

Fitted with a modern suite comprising low level WC, pedestal wash basin with mixer tap, panelled bath with shower attachment, shower screen. Heated towel rail, extractor fan, fully tiled walls and flooring. Sky light window.

FIRST FLOOR LANDING:

Access to loft, storage cupboard housing wall mounted gas boiler, doors to all rooms. Stairs to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Doors to all rooms. Replacement double glazed door to rear garden.

LOUNGE: 20'8 (6.30m) x 12'10 (3.91m)

Radiator, stairs to first floor, access to dining room. Replacement double glazed windows to front and side.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity hand wash basin with mixer tap and cupboards under, part tiled walls, replacement double glazed window to rear.

BREAKFAST ROOM/UTILITY: 13'0 (3.96m) x 9'4 (2.84m)

Radiator, laminated rolled edge work surfaces providing space for washing machine and tumble dryer. Access to kitchen. Replacement double glazed sliding doors to garden.

KITCHEN: 10'9 (3.28m) x 10'6 (3.20m)

Modern fitted kitchen comprising wood effect laminated fronted units with laminated rolled edge work surfaces with matching upstands. Inset single drainer sink unit with cupboards, drawers and storage space under. Range of eye level cupboards, integrated dish washer, electric hob with extractor hood above, double oven, fridge and freezer. Under stairs storage cupboard, part tiled walls, access to dining area.

DINING ROOM: 10'5 (3.18m) x 9'8 (2.95m)

Radiator, replacement double glazed window to front.

OUTSIDE:

To the front of the property is partially laid to lawn with shared access. Hard standing driveway providing off road parking, access to garage 16'5 x 8'4 with up and over door and parking space. The rear garden has a paved patio area adjacent to the rear of the property, remainder is laid to lawn and partially 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
Any additional property charges - No
Non standard property features to note- Yes
Planning application no: 07/01734/FUL





