



BEACONSFIELD ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 6BU  
£380,000 (Asking Price)

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this character filled extended four bedroom detached family home boasting a generous amount of accommodation throughout. The property is conveniently located within a short walk of Clacton's town centre, schools and mainline railway station leading to London Liverpool Street. An internal inspection is highly recommended to fully appreciate the accommodation on offer. Call our offices to arrange a viewing now.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre turning left onto Carnarvon Road. Take the first right into Skelmersdale Road, second turning on the right into Beaconsfield Road and the property can be found on the right hand side.

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

- \* VIDEO TOUR AVAILABLE \*
- \* FOUR BEDROOMS \* FIRST FLOOR BATHROOM \*
- \* LOUNGE 15'5 x 12' \* DINING ROOM 13'5 x 9'11 \*
- \* KITCHEN DINER 14'4 x 11'8 \* UTILITY ROOM 14'6 x 5'4 \*
- \* CONSERVATORY 15'8 x 7'2 \*
- \* GROUND FLOOR CLOAKROOM \*
- \* DOUBLE GLAZING \* GAS HEATING \*
- \* GARAGE & OFF ROAD PARKING \*
- \* SOUTH WESTERLY FACING REAR GARDEN \*
- \* CLOSE TO TOWN, SCHOOLS & MAINLINE RAILWAY STATION \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 15'6 (4.72m) x 12'0 (3.66m)  
(into bay recess). Radiator. Fitted wardrobes. Replacement double glazed sash bay window to front. Door to bathroom.

**BATHROOM / ENSUITE:**

Comprising of panelled bath with shower attachment, shower tray with electric shower, pedestal hand wash basin, low level bidet. Radiator. Fully tiled walls, flooring. Storage cupboard. Loft access. Replacement double glazed window to front.

**BEDROOM TWO:** 13'5 (4.09m) x 11'11 (3.63m)  
Radiator. Airing cupboard. Fitted wardrobe. Replacement double glazed window to rear.

**BEDROOM THREE:** 10'1 (3.07m) x 10'0 (3.05m)  
Radiator. Fitted wardrobes. Replacement double glazed window to rear.

**SEPARATE WC:**

Fitted with low level WC, vanity hand wash basin. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Doors to all rooms. Replacement double glazed window to side. Stairflight to ground floor.

**ENTRANCE PORCH:**

Entrance door to entrance hall. Replacement double glazed aspects to front and side.

**ENTRANCE HALL:**

Radiator. Stairs to first floor. Doors to all rooms. Storage cupboard housing wall mounted boiler.

**LOUNGE:** 15'0 (4.57m) x 12'0 (3.66m)  
(into bay recess). Radiator. Fireplace. Replacement double glazed sash bay window to front.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, pedestal hand wash basin. Heated towel rail. Fully tiled walls, tiled flooring. Single glazed window to side.

**BEDROOM FOUR:** 10'1 (3.07m) x 10'0 (3.05m)  
Radiator. Replacement double glazed window to rear.

**DINING ROOM:** 13'5 (4.09m) x 9'11 (3.02m)  
Radiator. Storage cupboard. Replacement double glazed window to side. Access to:.

**UTILITY ROOM:** 14'6 (4.42m) x 5'4 (1.63m)  
Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards below, range of eye level cupboards. Part tiled walls. Replacement double glazed window to side. Access to:

**KITCHEN:** 14'4 (4.37m) x 11'8 (3.56m)  
Modern fitted kitchen comprising of laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Radiator. Replacement double glazed window to side, double glazed door to side and replacement double glazed doors to:

**CONSERVATORY:** 15'8 (4.78m) x 7'2 (2.18m)  
Panelled roofing, UPVC aspects to sides and rear, replacement double glazed sliding doors to garden.

**OUTSIDE:**

The property benefits from an in and out driveway, block paved affording access for off road parking for several vehicles. Further access to garage with up and over door. The front garden is partially retained by wooden panelled fencing and low level brick wall.

**REAR GARDEN:**

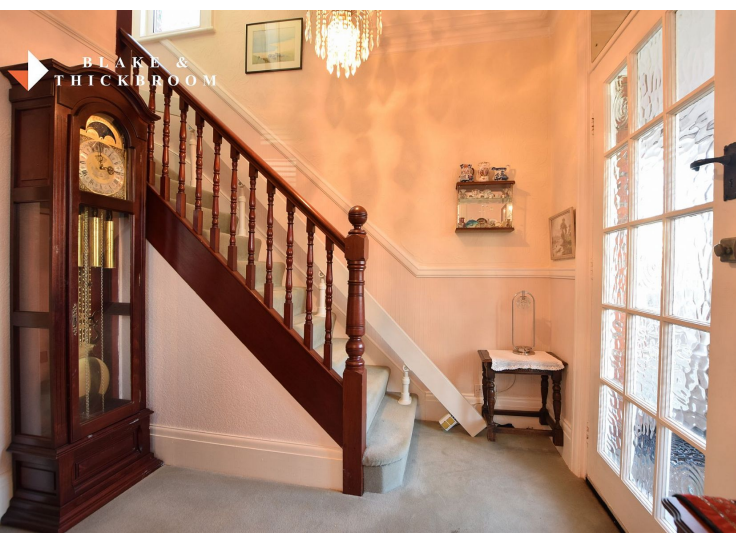
The rear garden benefits from a South Westerly facing aspect with block paving adjacent to the house, the rest of the garden is mostly laid to lawn with flower and shrubs borders. Workshop (12'1 x 7'7) with power and light connected, the remaining part of the garage measures 15'5 x 7'6.

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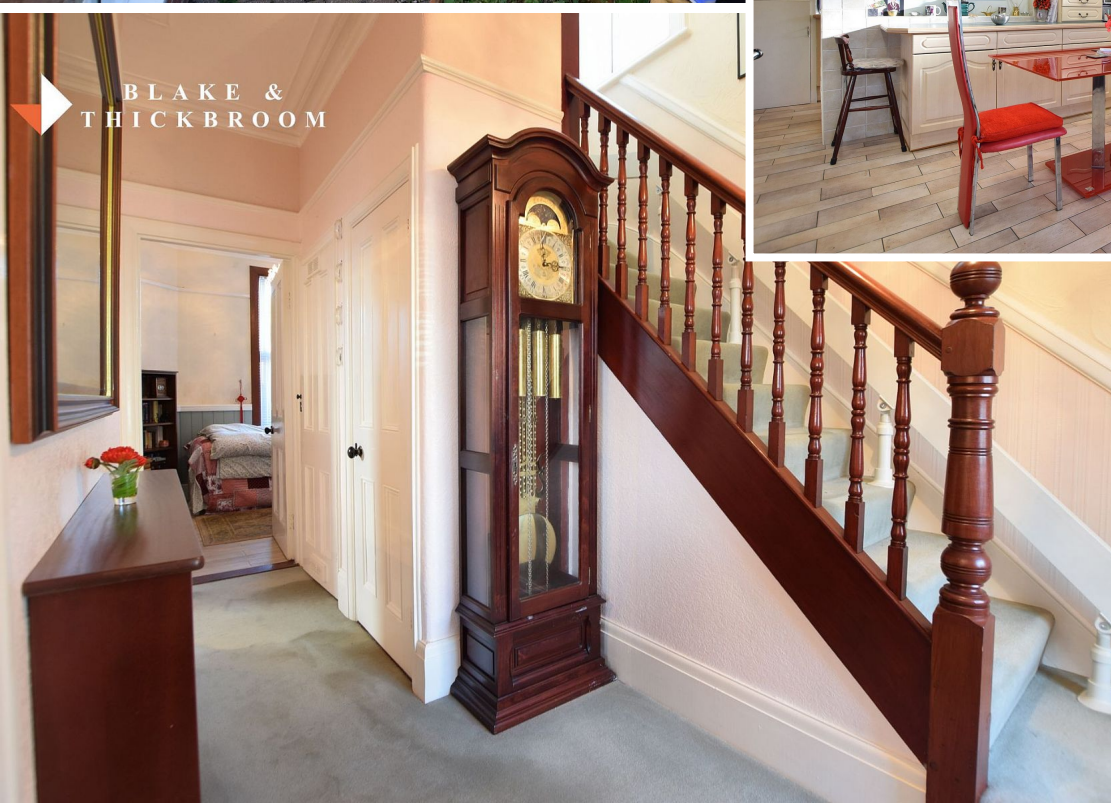














GROUND FLOOR

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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