



**DESCRIPTION:**

**EXTENDED WITH AMPLE PARKING**

Beautifully presented extended detached family home situated in this established location on the outskirts of town centre. The property has been maintained in excellent order throughout by the current owners and benefits from an extended conservatory/dining area and parking for three vehicles. As the vendors chosen sole agents an internal inspection is highly recommended to avoid disappointment.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Pier Avenue, left at the first mini roundabout into St Osyth Road. Continue along St Osyth Road across the next mini roundabout and proceed along St Osyth Road for a short distance turning right into Victory Road. Proceed a short distance and the property can be found on the right hand side.

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

\* THREE BEDROOMS \* FIRST FLOOR MODERN BATHROOM SUITE \*

\* GAS HEATING VIA RADIATORS \* GROUND FLOOR CLOAKROOM \*

\* 14'1 LOUNGE \* 9' x 7' OFFICE/STUDY \* 12' FITTED KITCHEN \*

\* 17'2 x 11'9 CONSERVATORY/DINING AREA \* ENCLOSED REAR GARDEN \* OFF ROAD PARKING FOR THREE VEHICLES \*

\* SOLE AGENTS \* INTERNAL VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 14'1 (4.29m) x 12'0 (3.66m)

Built in wardrobes with mirror fronted sliding doors, wooden flooring, radiator, bay window to front.

**BEDROOM TWO:** 12'3 (3.73m) x 11'0 (3.35m)

Laminated wood flooring, radiator, window to rear.

**BEDROOM THREE:** 8'10 (2.69m) x 7'0 (2.13m)

Laminated wood flooring, radiator, window to rear.

**BATHROOM:**

White suite comprising panelled bath with mixer taps and shower attachment. Pedestal wash basin, low level WC, fully tiled walls, heated towel rail, window to front.

**FIRST FLOOR LANDING:**

Access to loft, window to side, stairs flight to ground floor.

**ENTRANCE HALL:**

Double glazed entrance door with matching glazed side panel to entrance hall. Radiator, understairs storage cupboard.

**GROUND FLOOR CLOAKROOM:**

Low level WC, hand wash basin, part tiled walls, window to side.

**LOUNGE:** 14'1 (4.29m) x 12'0 (3.66m)

Laminated wood flooring, radiator, bay window to front.

**OFFICE/STUDY:** 9'0 (2.74m) x 7'0 (2.13m)

Radiator, cupboard housing combi gas boiler, window to side.

**KITCHEN:** 12'0 (3.66m) x 10'10 (3.30m)

Well appointed with a range of high gloss finished laminated fronted units comprising laminated work surfaces with inset single drainer sink unit and mixer tap. Cupboards under, eye level cupboards with lighting below. Part tiled walls, inset electric hob unit with single oven below, extractor hood above. Open plan design leading to extended conservatory/dining area.

**CONSERVATORY/DINING AREA:** 17'2 (5.23m) x 11'9 (3.58m)

Brick base, vaulted panelled roof, two radiators, double glazed door to outside. Windows to side and rear, further double glazed double doors to rear garden.

**OUTSIDE:**

Block paved front garden and driveway with wooden double gates to the right hand side of the property leading to further driveway providing off road parking for three vehicles. Lawned rear garden with block paved patio to the base of the garden. Timber framed storage shed/workshop to remain. The rear garden is enclosed by panel fencing and hedgerow.

**AGENTS NOTES:**

Material information for this property

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

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type : Mains

Telephone and Broadband coverage: Yes

Prospective purchasers should be directed to website 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

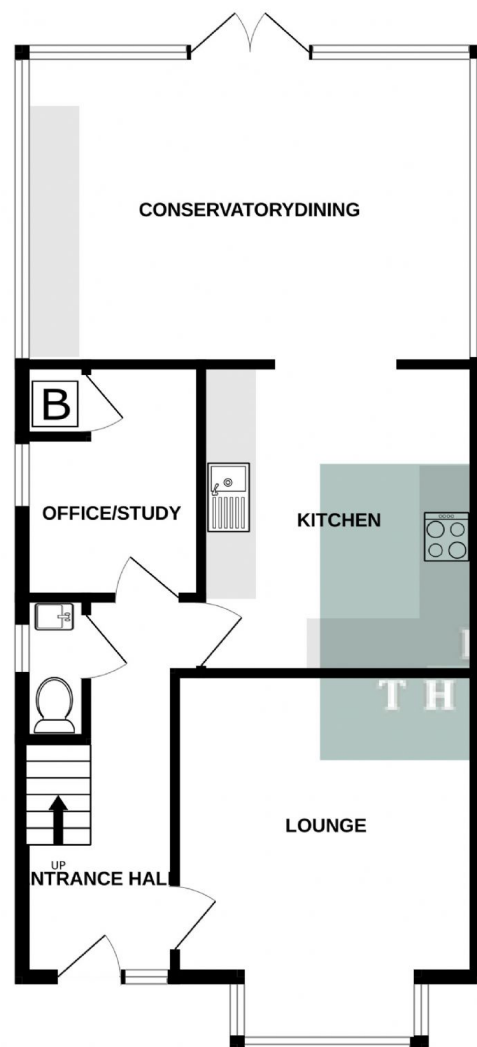
The property was extended, the conservatory extension planning permission granted in 2006. Planning permission no: 06/02124/ful



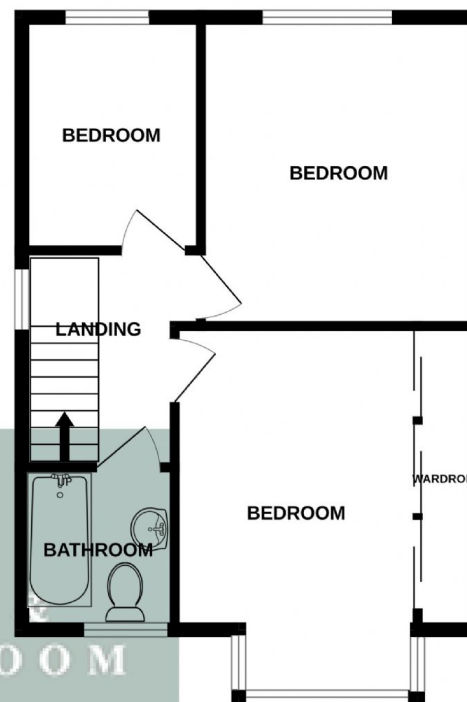




GROUND FLOOR



1ST FLOOR



VICTORY ROAD, CLACTON-ON-SEA, ESSEX, CO15 3DY

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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