



DESCRIPTION:

ROOM TO EXTEND WITH NO ONWARD CHAIN.
Blake & Thickbroom are delighted to be offering for sale this extended three bedroom detached family home situated on a substantial plot. The property boasts an approx 150' South facing rear garden, three bedrooms and three reception rooms and offers immense potential. In the valuer's opinion this is a must view to fully appreciate the property being offered for sale. Call our Offices to arrange a viewing.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 to the main London Road roundabout, take second exit on the left onto the bypass road. Proceed along the bypass road, straight across the first roundabout and continue until you reach the second roundabout, take third exit on the right hand side (signposted Little Clacton) and then continue into London Road. Proceed into the village of Little Clacton passing the Blacksmiths Arms on the right hand side. Proceed for approx half a mile before finding Amerells Road as a turning on the right hand side, the house will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * FIRST FLOOR BATHROOM & WC *
- * 16'4 x 11'7 LOUNGE * 9'10 x 9'5 DINING ROOM *
- * 9'10 KITCHEN * 10'2 SUN LOUNGE * GROUND FLOOR CLOAKROOM *
- * OIL HEATING * DOUBLE GLAZING *
- * GARAGE & DRIVEWAY * SUBSTANTIAL PLOT *
- * APPROX 150' SOUTH FACING REAR GARDEN *
- * SOLE AGENTS * NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 12'4 (3.76m) x 11'1 (3.38m)
Radiator. Fitted wardrobe. Replacement double glazed window to front.

BEDROOM TWO: 11'7 (3.53m) x 10'3 (3.12m)
Radiator. Airing cupboard, storage cupboard. Replacement double glazed window to rear.

BEDROOM THREE: 8'11 (2.72m) x 7'8 (2.34m)
Radiator. Replacement double glazed window to front.

BATHROOM:
Fitted with panelled bath with shower attachment, pedestal hand wash basin. Extractor fan. Fully tiled walls. Radiator. Replacement double glazed window to rear.

SEPARATE WC:
Fitted with low level WC. Replacement double glazed window to rear.

FIRST FLOOR LANDING:
Radiator. Loft access. Doors to all rooms. Stairs to ground floor. Replacement double glazed window to side.

ENTRANCE PORCH:
Entrance door to entrance porch. Replacement double glazed window to side. Door to:

ENTRANCE HALL:
Radiator. Stairs to first floor, understairs storage. Doors to all rooms.

LOUNGE: 16'4 (4.98m) x 11'7 (3.53m)
Two radiators. Fireplace. Replacement double glazed windows to front and side. Door to:

DINING ROOM: 9'10 (3.00m) x 9'5 (2.87m)
Radiator. Replacement double glazed window to rear. Door to:

KITCHEN: 9'10 (3.00m) x 9'3 (2.82m)
Comprising of wood effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Radiator. Replacement double glazed window to side, single glazed window and door to:

SUN LOUNGE: 10'2 (3.10m) x 9'4 (2.84m)
Two replacement double glazed windows to side, French style doors to rear garden.

GROUND FLOOR CLOAKROOM:
Fitted with low level WC. Part tiled walls. Replacement double glazed window to side.

OUTSIDE:
Hardstanding driveway affording access for off road parking to the front of the property, further access to garage. The rest of the front is mostly laid to lawn with an additional hardstanding paved area leading to the side, flower and shrub borders to front and side. The front garden is enclosed by low level brick wall and partially retained by wooden panelled fencing. Side access to:

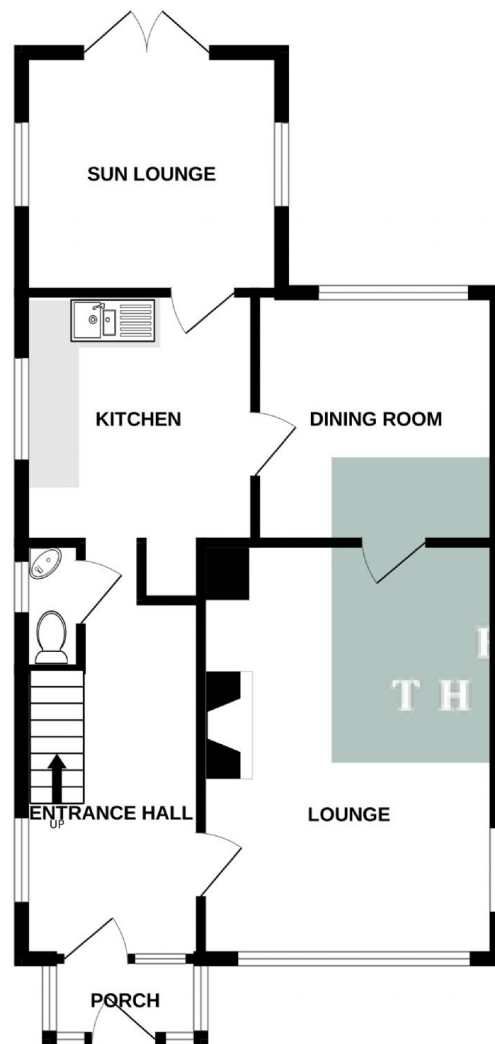
REAR GARDEN:
The rear garden is approximately 150' in length and benefitting from a South facing aspect, paved areas adjacent to the house affording access for seating. Wooden storage shed and service door to garage. The rest of the garden is mostly laid to lawn and is split into two parts. An additional wooden storage shed to rear and greenhouse, a variety of mature flowers, shrubs and trees surrounding. The rear garden is partially retained by wooden panelled fencing.

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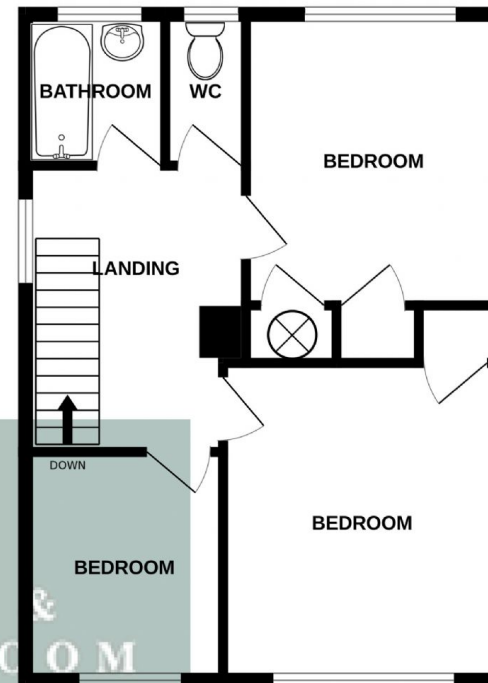




GROUND FLOOR



1ST FLOOR



AMERELLS ROAD, LITTLE CLACTON ESSEX, CO16 9HA

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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