



**DORKING CRESCENT,
CLACTON-ON-SEA, ESSEX, CO16 8FQ
£260,000 (Offers in excess of)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this extended semi detached family home situated to the outskirts of Clacton's town centre. The property can be found within walking distance of local primary school and bus stops and within a 10 minute drive of major supermarket outlets and access to the A120 and A12. A early viewing is recommended to fully appreciate the size and location of this family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main road roundabout take the first exit into St Johns Road. Take the first turning on the right into Constable Avenue. Proceed along Constable Avenue passing the primary school on the left before turning right into Dorking Crescent. Follow the road round to the right and the house can be on the left.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'7 x 12'8 LOUNGE *

* 10'9 x 8'5 DINING ROOM * 10'8 x 7'2 FITTED KITCHEN *

* 11'9max x 7'5max UTILITY ROOM * GROUND FLOOR SHOWER ROOM WITH WC *

* FIRST FLOOR BATHROOM * GARAGE & OFF ROAD PARKING *

* SOUTH-WESTERLY FACING REAR GARDEN * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch. Further multi pane door to entrance hall.

ENTRANCE HALL:

Radiator, stair flight to first floor. Doors to lounge and ground floor shower room.

GROUND FLOOR SHOWER ROOM:

Fitted with a white suite comprising recessed shower cubicle, pedestal wash basin, low level WC, partially tiled walls, radiator, double glazed window to front.

LOUNGE: 13'7 (4.14m) x 12'8 (3.86m)

Radiator, double glazed window to front, opening to dining room.

DINING ROOM: 10'9 (3.28m) x 8'5 (2.57m)

Radiator, sliding patio doors to rear garden. Further door to kitchen.

KITCHEN: 10'8 (3.25m) x 7'2 (2.18m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated four ring gas hob with oven under. Double glazed window overlooking rear garden. Opening to utility room.

UTILITY ROOM: 11'9 (3.58m) x 7'5 (2.26m)

(max) Fitted with a range of laminated base units and rolled edge work surfaces with plumbing for automatic washing machine under. Wall mounted gas boiler, radiator. Double glazed window to side, further double glazed door giving access to rear garden.

FIRST FLOOR LANDING:

Built in storage cupboard, access to loft, double glazed window to side. Doors to:

BEDROOM ONE: 13'0 (3.96m) x 8'6 (2.59m)

(plus door recess) Radiator, built in wardrobe. Double glazed window to front.

BEDROOM TWO: 9'5 (2.87m) x 9'3 (2.82m)

Radiator, built in wardrobes. Double glazed window to rear.

BEDROOM THREE: 9'0 (2.74m) x 7'2 (2.18m)

Radiator, built in storage cupboard. Double glazed window to front.

BATHROOM:

White coloured suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash basin, low level WC. Fully tiled walls, radiator. Double glazed window to rear.

OUTSIDE:

Partially lawned frontage, further shingled area and driveway providing off road parking and access to garage. Up and over door, power and light connected with service door to garden. Side pedestrian access to rear garden. The rear garden has a paved patio area adjacent to the rear of the house serving the kitchen and dining room partially retained by brick wall and access to lawned area screen by conifers to the left hand side and partially retained by timber panel fencing.

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: None

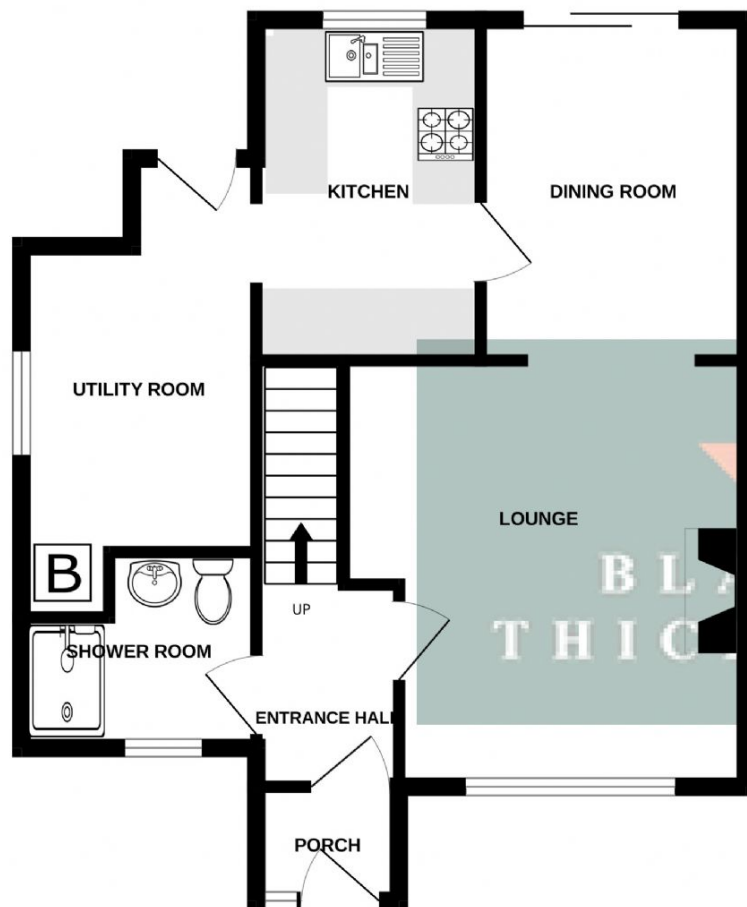
Non standard property features to note: Yes

The property has been extended on the ground floor to the left hand side, under Tendring District Council planning no: 02/01650/FUL

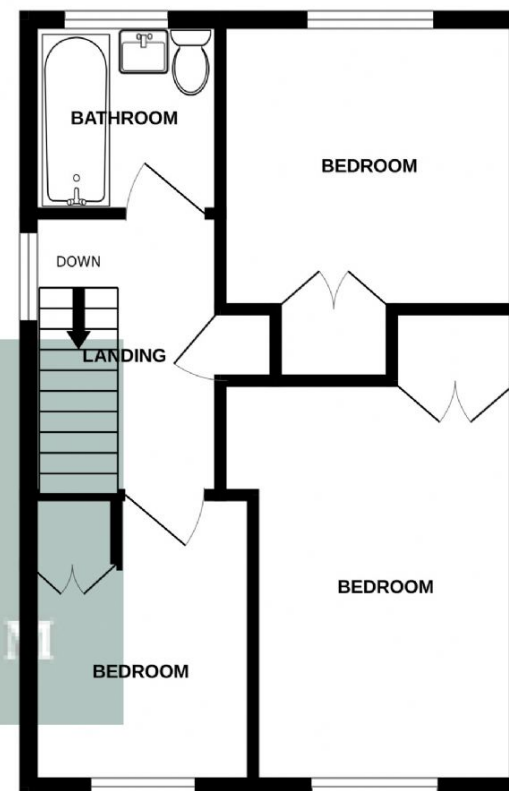




GROUND FLOOR



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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