



**OTTER WAY,  
LITTLE CLACTON, ESSEX, CO16 9GS  
£345,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering, in their opinion, this impeccably presented 2022 built detached family home located on the Northern outskirts of Clacton's town centre within the boundaries of Little Clacton. The property can be found within a five minute drive of major supermarket outlets and enjoys easy access to the A133 heading out towards the A12 and the A120. An internal viewing is recommended to fully appreciate the size and presentation of this family home.

**DIRECTIONS:**

PROCEED FROM Clacton's town centre on the A133 to the main London Road roundabout (fire station on left). Take the 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 into Progress Way (signposted Little Clacton). Proceed straight across the next roundabout into Centenary Way and pass the Morrisons store on the right hand side. At next roundabout, take a left into Thorpe Road, at next roundabout take the second exit into Auger Road. Follow the road to the left and then left into Otter Way. Proceed round to the right hand side with the greensward area on the left before finding the house almost immediately ahead of you on the corner.

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

- \* THREE BEDROOMS \* 18'5 x 10'7 LOUNGE \*
- \* MASTER BEDROOM with DRESSING AREA and ENSUITE SHOWER ROOM \*
- \* LUXURIOUSLY APPOINTED 18'5 KITCHEN DINER with INTEGRATED APPLIANCES and DUAL ASPECT OUTLOOK \*
- \* SEPARATE UTILITY ROOM \* GROUND FLOOR CLOAKROOM \* FIRST FLOOR BATHROOM \*
- \* GAS HEATING SYSTEM \* DOUBLE GLAZING \*
- \* LANDSCAPED REAR GARDEN \*
- \* DRIVEWAY AFFORDING OFF ROAD PARKING FOR TWO CARS & ACCESS TO GARAGE \*
- \* ENERGY EFFICIENT (EPC B RATING) \* SOLE AGENTS \*

**ENTRANCE HALL:**

Partially glazed composite style entrance door to entrance hall. Laminated wood flooring. Radiator. Stairflight to first floor. Doors to lounge and kitchen diner.

**LOUNGE:** 18'5 (5.61m) x 10'7 (3.23m)

Radiator. Laminated wood flooring. Double glazed windows to front, double glazed double doors overlooking and affording access to garden.

**KITCHEN DINER:** 18'5 (5.61m) x 9'2 (2.79m)

(plus recess). Luxuriously appointed with a range of laminated fronted units comprising laminated work surfaces and breakfast bar peninsula with inset one and a half bowl sink unit with cupboards, drawers and storage space under, range of matching eye level cupboards, integrated electric hob with double oven under and extractor canopy above, further integrated fridge, freezer and dishwasher. Laminated wood flooring. Double glazed windows to front and side aspects. Door to:

**UTILITY ROOM:** 6'4 (1.93m) x 5'2 (1.57m)

Continuation of Laminated wood flooring. Fitted laminated rolled edge work surfaces, plumbing for automatic washing machine under, eye level cupboards, ceiling wall mounted gas boiler. Radiator. Partially glazed composite style door to outside and further door to:

**GROUND FLOOR CLOAKROOM:**

White coloured suite comprising of low level WC, pedestal wash basin. Radiator. Laminated wood flooring. Extractor fan.

**FIRST FLOOR GALLERIED LANDING:**

Access to loft. Built in linen cupboard. Double glazed window to side. Radiator. Doors to bedrooms and bathroom.

**BEDROOM ONE:** 18'5 (5.61m) x 10'4 (3.15m)

(max, narrowing to 4'3 to fitted wardrobes). Radiators. Double glazed window to rear, further double glazed window to side. Fitted mirror fronted wardrobes. Door to:

**EN SUITE SHOWER ROOM:**

Fitted with a double width glazed shower enclosure, pedestal wash basin, low level WC. Radiator. Tiled flooring, partially tiled walls. Double glazed window to front.

**BEDROOM TWO:** 10'7 (3.23m) x 8'5 (2.57m)

Radiator. Double glazed windows to both front and side aspects.

**BEDROOM THREE:** 9'2 (2.79m) x 7'7 (2.31m)

Radiator. Double glazed window to front.

**FAMILY BATHROOM:**

Comprising of white coloured suite with panelled bath with wall mounted shower over and shower screen, pedestal wash basin, low level WC. Chromium effect radiator. Partially tiled walls. Double glazed window to front.

**OUTSIDE:**

Coloured stone frontage interspersed with shrubbery bed and retained by iron railings. Substantial block paved driveway affording off road parking for at least two cars, giving access to garage and pedestrian access to rear garden. The garage measures 23' x 9'9 to internal piers with up and over door, potential truss storage space above and power and light connected.

**REAR GARDEN:**

The rear garden measures approximately 35' in length with attractive porcelain tiled patio area adjacent to the rear of the house leading onto central artificial turf area and additional patio at the foot of the garden with hardstanding for storage shed. The garden is retained by timber fencing.

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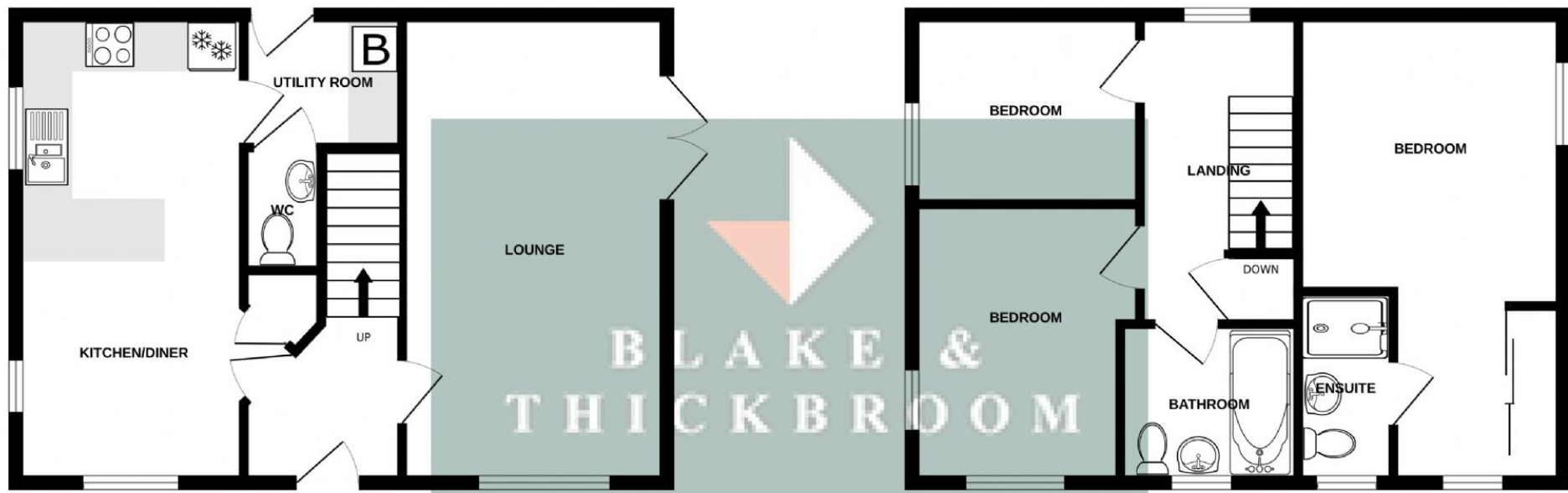
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GROUND FLOOR

1ST FLOOR



OTTER WAY, CLACTON-ON-SEA, ESSEX, CO16 9GS

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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