





**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this substantial 1920's built family home situated in the highly regarded East Clacton area, enjoying easy access to railway station, town station and seafront. The property is still hosting many original features, a self contained annexe/studio and ample off road parking. An internal viewing is recommended to fully appreciate the size and character of this wonderful family home.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. First right into Skelmersdale Road proceeding past the railway station. Third turning on the left into Avondale Road, at the far end turn right into Walton Road and the property can be found on the left hand side.

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

- \* FOUR FIRST FLOOR BEDROOMS (three double rooms) \* 16'4 SITTING ROOM \*
- \* 15' x 13'5 DINING ROOM \* 16'3 x 11'9 KITCHEN/BREAKFAST ROOM \*
- \* SELF CONTAINED ANNEXE/STUDIO \* REFITTED FOUR PIECE FAMILY BATHROOM \*
- \* GROUND FLOOR WC \* GAS HEATING \*
- \* REFITTED UPVC DOUBLE GLAZING \* AMPLE OFF ROAD PARKING \*
- CONVENIENT LOCATION FOR TOWN, RAILWAY STATION & SEAFRONT \*
- \* MANY ORIGINAL FEATURES \* SOLE AGENTS \*

**ENTRANCE HALL:**

Gated entrance to frontage. Composite style entrance door to entrance hall. Radiator, wood flooring, original tiled newel posts and balustrading, stairs to first floor. Doors to all rooms

**SITTING ROOM:** 16'4 (4.98m) x 13'5 (4.09m)

Radiator, wood flooring, stone fire surround and hearth with inset multi fuel burner. Fitted alcove shelving with storage under, replacement UPVC double glazed window to front.

**DINING ROOM:** 15'0 (4.57m) x 13'5 (4.09m)

Stone fire surround and plinth with inset multi fuel burner. Fitted alcove storage cupboard, engineered flooring, radiator, replacement double glazed windows and door to outside.

**GROUND FLOOR CLOAKROOM:**

Fitted with a white suite comprising low level WC, vanity hand wash basin, radiator. Replacement double glazed window to side.

**KITCHEN/BREAKFAST ROOM:** 16'3 (4.95m) x 11'9 (3.58m)

Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards and pan drawers under, matching larger cupboards, integrated six ring induction hob with extractor canopy above. Further built in double oven and dish washer. Heated tiled flooring, radiator, replacement double glazed windows to side and rear. Further part glazed door to rear porch.

**FIRST FLOOR GALLERIED LANDING:**

Access to bedrooms and bathroom.

**BEDROOM ONE:** 16'3 (4.95m) x 12'0 (3.66m)

Built in wardrobes, radiators, replacement double glazed windows to rear.

**BEDROOM TWO:** 16'5 (5.00m) x 11'0 (3.35m)

Radiator, replacement UPVC double glazed bay window to front.

**BEDROOM THREE:** 14'0 (4.27m) x 9'0 (2.74m)

(plus door recess) (to fitted wardrobes) Radiator, replacement UPVC double glazed windows to rear.

**BEDROOM FOUR:** 10'7 (3.23m) x 6'5 (1.96m)

(to fitted wardrobes) Currently used as dressing room. Radiator, replacement UPVC double glazed window to front.

**FAMILY BATHROOM:**

Refitted four piece suite comprising panelled bath with mixer tap and shower attachment. Enclosed WC and vanity wash basin combination. Glaze shower quadrant, part tiled walls. Up standing radiator. Replacement UPVC double glazed window to side.

**REAR PORCH:**

Wall mounted gas boilers, radiator, tiled flooring, UPVC double glazed doors to private courtyard. Further sliding patio doors to rear garden. Partially glazed door to annexe/studio.

**ANNEXE/STUDIO:** 24'0 (7.32m) x 18'0 (5.49m)

Vaulted ceilings informally arranged to a bedroom area and sitting room. Replacement double glazed windows to rear, replacement picture window and doors to garden.

**ANNEXE KITCHEN AREA:**

Fitted with a range of white laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards under, matching eye level cupboards. Integrated four ring electric hob with oven under. Sliding door to wet room.

**ANNEXE WET ROOM:**

Fitted with glazed walk in shower area, pedestal wash basin, low level WC, radiator, fully tiled walls, tiled flooring. Double glazed window to front.

**OUTSIDE:**

Gated frontage with pedestrian and vehicular access to hard standing area providing off road parking for at least two cars. Further lawned area partially retained by timber fencing and pedestrian access to the side and rear gardens. We are of the opinion the side garden has sufficient room to erect a garage subject to relevant planning permission, currently affording a lawned area, storage shed and a raised fish pond with additional gravelled seating area adjacent to the annexe. The side garden extends into the rear garden which is approx 30' in length, laid to lawn with greenhouse and 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](http://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: Solar panels are owned by the sellers.

The solar panels supplement energy usage during the day. There is no feed in tariff or smart export guarantee arrangement in place.

The owners have also invested in underfloor insulation with a 25 year guarantee.



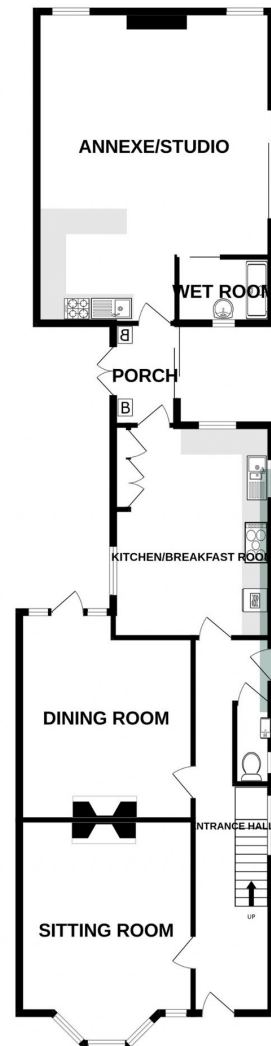




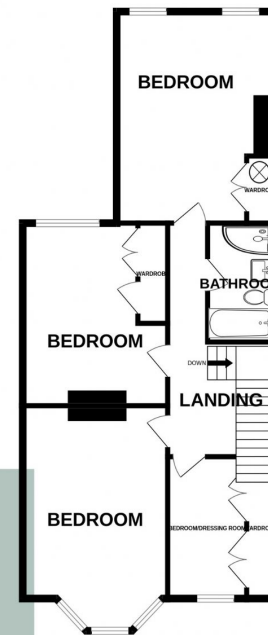




GROUND FLOOR



1ST FLOOR



WALTON ROAD, CLACTON-ON-SEA, ESSEX, CO15 6EB

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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