



**DESCRIPTION:**

NO ONWARD CHAIN.  
Blake & Thickbroom are delighted to be offering for sale this beautifully presented three bedroom detached house situated on the popular Cann Hall development. The property has been fully renovated over recent years and an internal inspection is recommended to appreciate the accommodation of offer. Additional benefits include a South facing garden, generous off road parking and a garage converted into office space.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout (fire station on left) take the first exit into St Johns Road. Take the first right into Constable Avenue. Proceed for a short while and the property can be found on the left hand side in a cul-de-sac.

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

- \* THREE BEDROOMS \*
- \* 19'9 x 16'3 LOUNGE \* 9'9 x 7'9 KITCHEN with APPLIANCES \*
- \* 13'5 X 7' SUN LOUNGE \* WHITE BATHROOM SUITE \*
- \* GROUND FLOOR CLOAKROOM \*
- \* 24'1 x 8'1 GARAGE / OFFICE SPACE \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* SOUTH FACING REAR GARDEN \* OFF ROAD PARKING \*
- NO ONWARD CHAIN \* VIDEO TOUR AVAILABLE \*
- \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 14'0 (4.27m) x 9'11 (3.02m)  
Radiator. Two replacement double glazed windows to rear.

**BEDROOM TWO:** 13'9 (4.19m) x 10'0 (3.05m)  
Radiator. Replacement double glazed window to rear.

**BEDROOM THREE:** 9'7 (2.92m) x 7'1 (2.16m)  
Radiator. Replacement double glazed window to front.

**BATHROOM:** 6'10 (2.08m) x 6'0 (1.83m)  
Comprising of panelled bath with shower attachment and shower screen, vanity hand wash basin with mixer tap and cupboards below, low level WC. Heated towel rail. Fully tiled walls, tiled flooring. Replacement double glazed window to front.

**FIRST FLOOR LANDING:**  
Loft access. Storage cupboard housing wall mounted combi boiler. Replacement double glazed window to front. Doors to all rooms. Stairs to ground floor.

**ENTRANCE HALL:**

Composite style entrance door to entrance hall. Radiator. Doors to all rooms. Stairs to first floor.

**GROUND FLOOR CLOAKROOM:**  
Fitted with low level WC, vanity hand wash basin with mixer tap, cupboards below. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

**KITCHEN:** 9'9 (2.97m) x 7'9 (2.36m)  
Refitted kitchen comprising of Quartz work surfaces with matching upstands, one and a half bowl single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, microwave, electric hob with extractor hood above, fridge, freezer, dishwasher, machine. Fully tiled walls. Replacement double glazed window to rear.

**LOUNGE:** 19'9 (6.02m) x 16'3 (4.95m)  
Radiator. Understairs storage. Two replacement double glazed windows to front, replacement double glazed sliding door to:

**DINING ROOM:** 13'5 (4.09m) x 7'0 (2.13m)  
Radiator. Replacement double glazed window to side, replacement double glazed sliding door to garden.

**OUTSIDE:**  
Concrete and shingled driveway to the front of the property affording access for off road parking, further access to garage with up and over door. The current owners have a partition wall behind. Side access to rear garden. The rear garden benefits from a Southerly facing aspect with paving adjacent to the house. The rest of the garden is mostly laid to lawn. Electric sockets. Outside tap. Service door to garage. The rear garden is partially retained by wooden panelled fencing.

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