



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this three story, five/six bedroom detached family home situated within the highly regarded village of Weeley. The village affords convenience store, post office, mainline railway station into London Liverpool Street and favoured school catchment. A viewing is recommended to fully appreciate the size and location of this family home.

DIRECTIONS:

PROCEED FROM: Clacton's A133 London Road. At the main London Road roundabout (fire station on the left) take the second exit onto the bypass road. Proceed across the next two roundabouts following the A133. At the third roundabout take the second exit following signs for Frinton & Walton. At the following roundabout take the left into the village of Weeley. The property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FIVE BEDROOMS * EN SUITE TO MASTER BEDROOM *
- * GROUND FLOOR DINING ROOM / BEDROOM SIX * 20' x 12'5 LOUNGE WITH FRENCH DOORS ONTO WESTERLY FACING GARDEN *
- * 17'8 x 9'8 KITCHEN/BREAKFAST ROOM * GROUND FLOOR & SECOND FLOOR WC's *
- * FIRST FLOOR FAMILY BATHROOM * GAS HEATING * UPVC DOUBLE GLAZING *
- * GARAGE * WESTERLY FACING WALLED GARDEN * ADDITIONAL OFF ROAD PARKING *
- * CLOSE PROXIMITY TO VILLAGE FACILITIES * WITHIN A MILE OF MAINLINE RAILWAY STATION LEADING TO LONDON LIVERPOOL STREET *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Composite entrance door to entrance hall. Radiator, wooden flooring, stairs to first floor. Double glazed window to front, doors to ground floor accommodation.

GROUND FLOOR CLOAKROOM:

Fitted with white coloured suite comprising vanity wash basin with cupboards under, low level WC, radiator, tiled flooring. Double glazed window to front.

DINING ROOM/BEDROOM SIX: 10'2 (3.10m) x 9'8 (2.95m)

Radiator, new carpets. Double glazed windows to front and side.

LOUNGE: 20'0 (6.10m) x 12'5 (3.78m)

(narrowing to 8'6) Radiators, timber fire surround and mantle with inset electric fire, new carpets. Double glazed windows to front and side. Further double glazed french doors overlooking westerly facing garden.

KITCHEN/BREAKFAST ROOM: 17'8 (5.38m) x 9'8 (2.95m)

Fitted with a range of laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit and mixer tap. Cupboards and drawers under, range of matching eye level cupboards. Integrated dual fuel range style cooker, further integrated fridge and freezer. Matching breakfast bar, radiator. Double glazed windows to side and rear. Service door to rear giving access to additional driveway and garage.

FIRST FLOOR LANDING:

Radiator, built in airing cupboard, double glazed window to front. Stair flight to second floor.

BEDROOM ONE: 13'6 (4.11m) x 12'7 (3.84m)

Radiator, double glazed windows to front and side. Door to en suite shower room.

EN SUITE SHOWER ROOM:

White coloured suite comprising shower quadrant, vanity wash basin with cupboards under, low level WC, part tiled walls, chrome effect radiator. Double glazed window to side.

BEDROOM TWO: 10'10 (3.30m) x 10'3 (3.12m)

Radiator, double glazed window to front.

BEDROOM THREE: 10'3 (3.12m) x 8'8 (2.64m)

Radiator, built in wardrobe, double glazed window to rear.

FAMILY BATHROOM:

White coloured suite comprising panelled bath with mixer taps and shower attachment and shower screen. Vanity wash basin with mixer tap over and cupboard under. Low level WC, fully tiled walls, tiled flooring, chrome effect radiator. Double glazed window to rear.

SECOND FLOOR LANDING:

Doors to bedrooms and WC.

BEDROOM FOUR: 12'4 (3.76m) x 10'4 (3.15m)

(plus alcove) Radiator, double glazed windows to front and side.

BEDROOM FIVE: 12'3 (3.73m) x 16'5 (5.00m)

(narrowing to 6'1) L Shaped with radiator, eaves storage cupboards, double glazed windows to front and side.

SECOND FLOOR WC:

White suite comprising pedestal wash basin, low level WC, tiled flooring, radiator.

OUTSIDE:

To the front of the property is a block paved frontage providing off road parking with further lawned area and retained by pickett fencing. Vehicular access to the side of the property to further additional parking to the rear and giving access to the attached garage. The rear garden enjoys a south-westerly aspect with lawned area with a shaped patio area adjacent to the rear of the house. The garden is retained by brick wall and timber fencing. Further personal access to the front.

GARAGE:

Up and over door, power and light connected. Window and service door to rear garden.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC : C

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: None





