



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented extended 1930's semi detached family home situated in the favoured East Clacton area. This property is found within walking distance of British mainline railway station, seafront, town centre and favoured schools making it the perfect location for your next family home. A bonus of having a ground floor bathroom, first floor shower room and loft room add to the versatility of this property and makes viewing essential.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. Take the first right into Skelmersdale Road, proceed past the railway station. Turn left into Thoroughgood Road, second right into Recreation Road. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'7 x 12'2 LOUNGE *

* 12'5 x 10'10 DINING ROOM WITH PATIO DOORS TO REAR GARDEN * REFITTED KITCHEN *

* UTILITY AREA * REFITTED GROUND FLOOR BATHROOM *

* FIRST FLOOR SHOWER ROOM * 17'8max x 10'8max LOFT ROOM *

* APPROX 60' SOUTHERLY FACING GARDEN * WALKING DISTANCE OF MAINLINE STATION, TOWN CENTRE, SEAFRONT & SCHOOLS *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch. Further partially glazed entrance door to entrance hall.

ENTRANCE HALL:

Stair flight to first floor with storage cupboard under, radiator, doors to kitchen and dining room.

DINING ROOM: 12'5 (3.78m) x 10'10 (3.30m)

Radiator, replacement double glazed double doors with matching glazed side panels giving access to rear garden. Further double doors to lounge.

LOUNGE: 13'7 (4.14m) x 12'2 (3.71m)

Stone fire surround and timber mantle, radiator, double glazed bay window to front.

KITCHEN: 9'2 (2.79m) x 7'8 (2.34m)

Refitted with a range of white high gloss finished laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit. Cupboards and drawers under. Range of matching eye level cupboards. Partially tiled walls, serving hatch to dining room. Double glazed window to side, opening to utility area.

UTILITY AREA:

Plumbing for automatic washing machine, UPVC double glazed door to rear garden. Further door to ground floor bathroom.

GROUND FLOOR BATHROOM:

Refitted white coloured suite comprising panelled bath with mixer tap and shower attachment and shower screen. Vanity wash basin, low level WC, chrome effect radiator, part tiled walls. Double glazed window to rear.

FIRST FLOOR LANDING:

Built in storage cupboard housing wall mounted gas boiler (fitted in 2022) Access to loft room via telescopic ladder. Double glazed window to side. Doors to bedrooms and shower room.

BEDROOM ONE: 11'0 (3.35m) x 9'6 (2.90m)

(to fitted wardrobes) Radiator, double glazed window to front.

BEDROOM TWO: 12'5 (3.78m) x 9'9 (2.97m)

Fitted wardrobes, radiator. Double glazed window to rear.

BEDROOM THREE: 9'3 (2.82m) x 7'8 (2.34m)

(currently used as a home office) Radiator, double glazed window to rear.

SHOWER ROOM:

White site comprising shower cubicle, low level WC, vanity wash basin, fully tiled walls, radiator, double glazed window to front.

LOFT ROOM: 17'8 (5.38m) x 10'8 (3.25m)

(plus recess) currently used as an additional reception room/hobby room. Vaulted ceiling, built in storage cupboard and storage, sky light window to rear.

OUTSIDE:

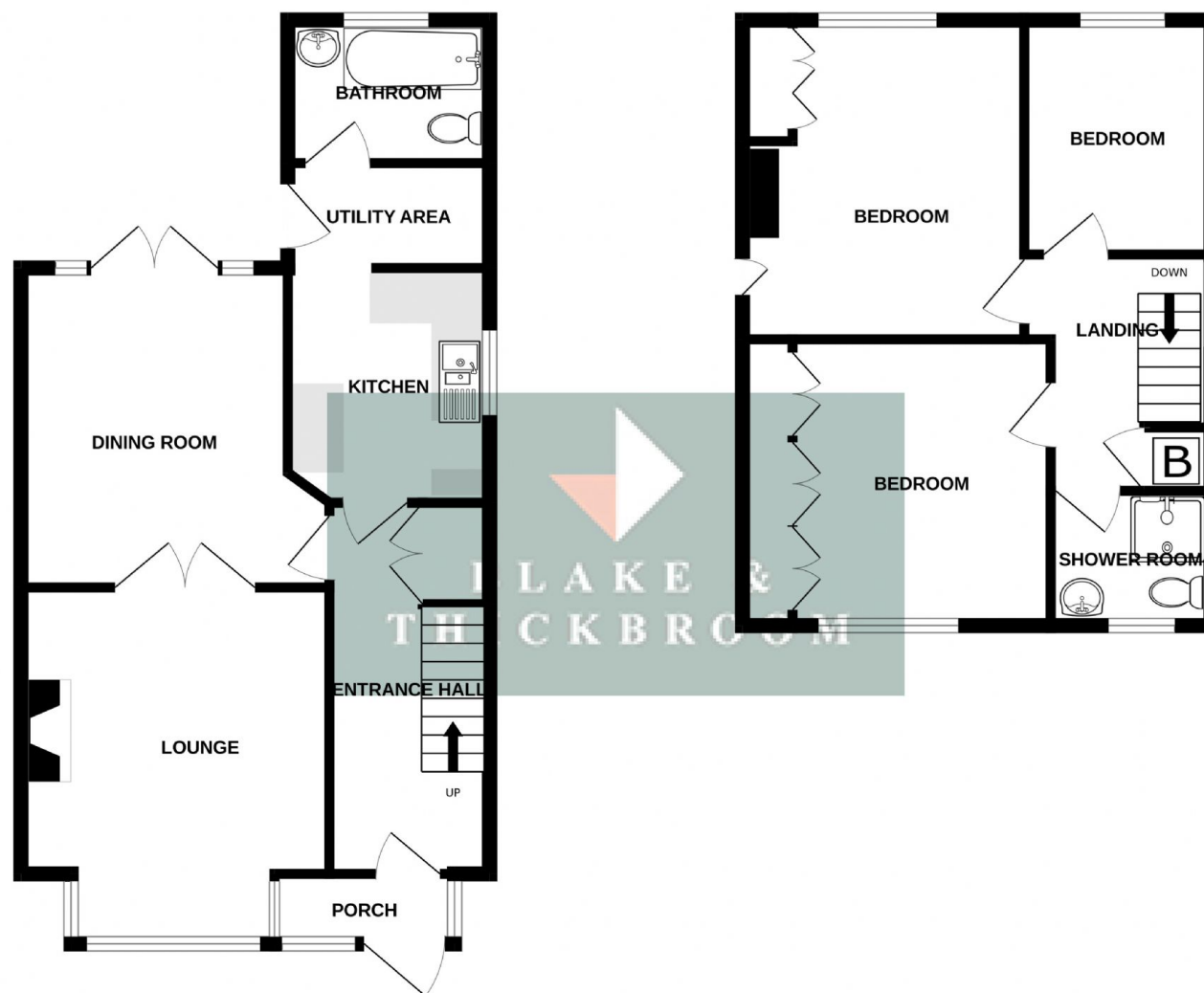
Paved frontage retained by brick wall and fencing. Pedestrian access to the side to the rear garden. The rear garden is approximately 60' in length and enjoys a southerly aspect. The garden is lawned and hosting two storage sheds with a brick built raised bed to the foot of the garden. Paved patio and concreted seating area adjacent to the rear of the property. The garden is retained by timber panel fencing.





GROUND FLOOR

1ST FLOOR



RECREATION ROAD, CLACTON-ON-SEA, ESSEX, CO15 6DR

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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