



DESCRIPTION:

BEING OFFERED ON A PRICE RANGE OF £325,000 to £350,000
Blake & Thickbroom are delighted to be offering for sale this well presented four bedroom detached family home situated on the popular Cann Hall development. The property is situated within easy reach of local schools, bus routes and only a short drive away from major shopping facilities.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the first turning into St Johns Road. First right into Constable Avenue, take the third turning on the right into Reigate Avenue. First left into Epsom Close. Proceed to the end of Epsom Close and the property can be found ahead of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* FOUR BEDROOMS * 17'8 x 11'10 LOUNGE *

* 10'10 x 8'2 DINING ROOM * 10'10 x 8'7 KITCHEN * GROUND FLOOR WC *

* GAS HEATING * DOUBLE GLAZING *

* 17'2 x 8'5 GARAGE * 13'6 x 7'5 WORKSHOP/OFFICE SPACE *

* VIEWING RECOMMENDED * WITHIN EASY REACH OF SCHOOLS, BUS ROUTES AND SHOPPING FACILITIES *

FIRST FLOOR: BEDROOM ONE: 12'5 (3.78m) x 11'8 (3.56m)

Radiator, replacement double glazed window to rear.

BEDROOM TWO: 11'8 (3.56m) x 8'8 (2.64m)

Radiator, replacement double glazed window to rear.

BEDROOM THREE: 11'8 (3.56m) x 7'8 (2.34m)

Radiator, replacement double glazed window to rear.

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

Radiator, replacement double glazed window to front.

BATHROOM:

Low level WC, panelled bath with shower screen and electric shower. Pedestal hand wash basin with mixer tap. Heated towel rail, fully tiled walls, tiled flooring. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Access to loft, airing cupboard, doors to all rooms. Stairs to ground floor. Replacement double glazed window to front.

ENTRANCE HALL:

Replacement double glazed entrance door with replacement double glazed window to front to entrance hall, understairs storage cupboard, doors to all rooms.

GROUND FLOOR CLOAKROOM:

Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboard under. Heated towel rail, part tiled walls, tiled flooring. Replacement double glazed window to side.

KITCHEN: 10'10 (3.30m) x 8'7 (2.62m)

Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Cupboard housing wall mounted gas boiler. Inset four ring gas hob with extractor hood above, further built in double oven. Part tiled walls, replacement double glazed window to rear, double glazed door to side. Serving hatch to dining area.

LOUNGE: 17'8 (5.38m) x 11'10 (3.61m)

Radiator, replacement double glazed window to front, replacement double glazed doors to garden. Access to dining area.

DINING AREA: 10'10 (3.30m) x 8'2 (2.49m)

Radiator, replacement double glazed window to rear.

OUTSIDE:

To the front of the property. Block paved driveway providing off road parking in front of the garage. Further block paved area adjacent to the house with additional parking area. The remainder of the front has a variety of shrubs and being enclosed by low level brick wall. Side access to rear garden. The rear garden has a block paved patio adjacent to the house remainder laid to lawn. Workshop/office 13'6 x 7'5 Power and light connected. The garden is partially retained by wooden panel fencing and mature hedgerow. Further lean to area to the side providing access for storage and service door to garage. The garage 17'2 x 8'5 Power and light connected, up and over door.

AGENTS NOTES:

Material information
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 to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: No
Non standard property features to note: None







GROUND FLOOR



1ST FLOOR

