



**WOOLWICH ROAD,  
CLACTON-ON-SEA, ESSEX, CO16 8UW  
£325,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this extended four bedroom detached family home situated on the highly regarded Peter Bruff development on the outskirts of Clacton's town centre. The property boasts generous accommodation throughout and an internal inspection is highly recommended.

**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 on the left hand side into St Johns Road. Proceed along St Johns Road for approx quarter of a mile, turn left at the first mini roundabout into Peter Bruff Avenue. Take the first turning on the right into Kingsman Drive, take the first turning left into Woolwich Road and the house will be found on the left hand side.

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

\* FOUR BEDROOMS \* 13'5 x 11'8 LOUNGE \*

\* 17'7 x 9'10 KITCHEN DINER \* 10'2 x 10' RECEPTION ROOM \*

\* FIRST FLOOR BATHROOM \* GROUND FLOOR SHOWER ROOM \*

\* 7'4 UTILITY ROOM \*

\* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING & 16'3 x 8' GARAGE \*

\* LOW MAINTENANCE REAR GARDEN \*

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

\* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 11'9 (3.58m) x 11'1 (3.38m)  
(narrowing to 9'9, into wardrobe recess). Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM TWO:** 20'11 (6.38m) x 8'5 (2.57m)  
Radiator. Replacement double glazed window to rear.

**BEDROOM THREE:** 9'10 (3.00m) x 8'10 (2.69m)  
Radiator. Replacement double glazed window to rear.

**BEDROOM FOUR:** 8'0 (2.44m) x 7'10 (2.39m)  
Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BATHROOM:** 7'8 (2.34m) x 5'5 (1.65m)  
Fitted with panelled bath, shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls. Replacement double glazed window to side.

**FIRST FLOOR LANDING:**  
Loft access. Doors to all rooms. Double storage cupboard housing wall mounted boiler. Stairs to ground floor.

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall, replacement double glazed window to front. Radiator. Stairflight to first floor. Understairs storage x 2.

**LOUNGE:** 13'5 (4.09m) x 11'8 (3.56m)  
Radiator. Replacement double glazed bay window to front. Access to:

**RECEPTION ROOM:** 10'2 (3.10m) x 10'0 (3.05m)  
Vertical radiator. Access to Kitchen Diner and Utility Room.

**KITCHEN DINER:** 17'7 (5.36m) x 9'10 (3.00m)  
Modern fitted kitchen comprising of laminated work surfaces with one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, five ring gas hob with extractor hood, microwave, dishwasher, fridge, freezer. Part tiled walls. Vertical radiator. Double glazed window and French style doors to rear.

**UTILITY ROOM:** 7'4 (2.24m) x 5'4 (1.63m)  
Fitted with laminated rolled edge work surfaces. Extractor fan. Replacement double glazed window to side. Access to ground floor shower room.

**GROUND FLOOR SHOWER ROOM:**  
Fitted with shower tray with sliding door, shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Fully tiled walls. Extractor fan. Replacement double glazed window to side.

**OUTSIDE:**  
Block paved and concrete driveway affording access for off road parking with side access to rear garden to the front of the property.

**REAR GARDEN:**  
The rear garden benefits from being low maintenance with paved areas and astroturf, partially retained by wooden panelled fencing. Service door to garage (16'3 x 8') with power and light connected, electric roller shutter door.

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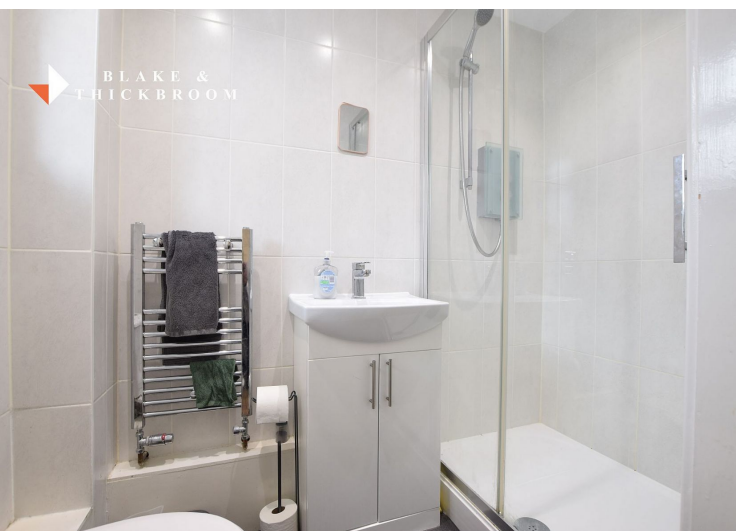
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**AGENTS NOTES:**  
Material information for this property.  
Tenure is Freehold.  
Council Tax Band C.  
EPC Rating C.  
Services Connected.  
Electricity - Yes.  
Gas - Yes.  
Water- Yes.  
Sewerage type - Mains.  
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - No.  
Non standard properties features to note - Yes. The property has a rear two storey extension, planning number 18/00612/FUL.

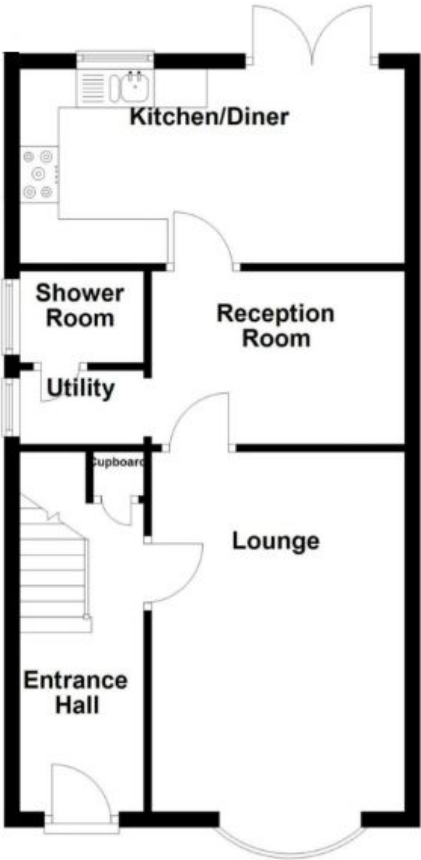








**Ground Floor**



**First Floor**

