





**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this well presented extended four bedroom detached family home situated on a plot in excess of quarter of an acre. The property benefits from three reception rooms, a double length garage measuring 33'10 x 11'1, and a south facing rear garden in excess of 225'. In the valuers opinion an internal inspection is highly recommended to fully appreciate the accommodation being offered for sale.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout, take the second exit onto the bypass road. Straight across the first roundabout and at the next roundabout take the third exit towards Little Clacton. Left into London Road Little Clacton, proceed through the village of Little Clacton leading into Clacton Road towards Weeley. Upon reaching the initial part of Weeley Heath the property will be found on the left hand side before reaching the White Hart public House.

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

- \* FOUR BEDROOMS \* 7'7 x 7' EN SUITE \*
- \* 8'5 x 5'9 FAMILY BATHROOM \* 7'9 x 6'6 UTILITY ROOM \*
- \* 14'7 x 14' KITCHEN \* 25'4 x 10'7 LOUNGE \*
- \* 14' x 10'1 DINING AREA \* 23'5 STUDY \* 15'8 x 13'3 CONSERVATORY \*
- \* 33'10 x 11'1 DOUBLE LENGTH GARAGE & OFF ROAD PARKING \*
- \* SOUTH FACING REAR GARDEN IN EXCESS OF 225' \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* ON A PLOT IN EXCESS OF QUARTER OF AN ACRE \* 5.7kw SOLAR PANEL SYSTEM \*
- \* VIEWING RECOMMENDED \* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

**FIRST FLOOR: BEDROOM ONE:** 14'3 (4.34m) x 14'0 (4.27m)

Radiator. Replacement double glazed window to rear. Door to:

**EN SUITE SHOWER ROOM:** 7'7 (2.31m) x 7'0 (2.13m)

Fitted with shower tray with sliding door and electric shower, pedestal hand wash basin, low level WC. Heated towel rail. Airing cupboard. Extractor fan. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

**BEDROOM TWO:** 14'0 (4.27m) x 10'7 (3.23m)

Radiator. Replacement double glazed windows to front and rear.

**BEDROOM THREE:** 13'0 (3.96m) x 9'5 (2.87m)

Radiator. Fitted wardrobe. Replacement double glazed window to front.

**BEDROOM FOUR:** 7'7 (2.31m) x 7'0 (2.13m)

Radiator. Replacement double glazed window to front.

**FAMILY BATHROOM:** 8'5 (2.57m) x 5'9 (1.75m)

Fitted with panelled bath, shower tray with sliding door and shower attachment, pedestal hand wash basin with mixer tap, cupboard below, low level WC. Fully tiled walls, tiled flooring. Replacement double glazed window to side.

**FIRST FLOOR LANDING:**

Loft access. Doors to all rooms. Replacement double glazed window to side. Stairs to ground floor.

**ENTRANCE HALL:**

Replacement double glazed entrance door to entrance hall. Radiator. Understairs storage. Stairflight to first floor. Doors to all rooms.

**UTILITY ROOM:** 7'9 (2.36m) x 6'6 (1.98m)

Comprising of laminated rolled edge work surfaces with matching upstands, inset single drainer sink unit with mixer tap, cupboards below, eye level cupboard. Radiator. Wall mounted boiler (to be replaced). Replacement double glazed window to side.

**KITCHEN:** 14'7 (4.45m) x 14'0 (4.27m)

Modern fitted kitchen comprising of cream coloured fronted units with laminated rolled edge work surfaces with matching upstands, inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, fitted dishwasher. Part tiled walls. Radiator. Doors to lounge and dining room. Replacement double glazed windows to side and rear.

**LOUNGE:** 25'4 (7.72m) x 10'7 (3.23m)

Two radiators. Open fire with brick base and surround. Access to hallway, study and kitchen. Replacement double glazed bay window to front.

**STUDY:** 23'5 (7.14m) x 7'2 (2.18m)

Two radiators. Access to dining area. Two double glazed Velux windows to side, replacement double glazed window to front.

**DINING ROOM:** 14'0 (4.27m) x 10'1 (3.07m)

Radiator. Replacement double glazed sliding door to:

**CONSERVATORY:** 15'8 (4.78m) x 13'3 (4.04m)

Of brick based construction with panelled roofing, double glazed aspects to sides and rear. Radiator. French style door to garden.

**GARAGE:**

Garage (33'10 x 11'1) with power and light connected and electric roller shutter door, separate service door to garden.

**OUTSIDE:**

Concrete block paved and shinged driveway to the front of the property affording access for off road parking, enclosed by mature hedgerow. Double gates to rear garden.

**REAR GARDEN:**

The rear garden benefits from a Southerly facing aspect in excess of 225ft with block paved areas adjacent to the house with further access to garage, paved areas throughout the garden giving access for seating, the rest of the garden is mostly laid to lawn with mature trees, shrubs and flowers. Summerhouse (16'7 x 10'8) with power and light connected. Four wooden storage sheds to remain, one with power and light connected. Outside electric points, outside tap. The rear garden is partially retained by wooden panelled fencing.

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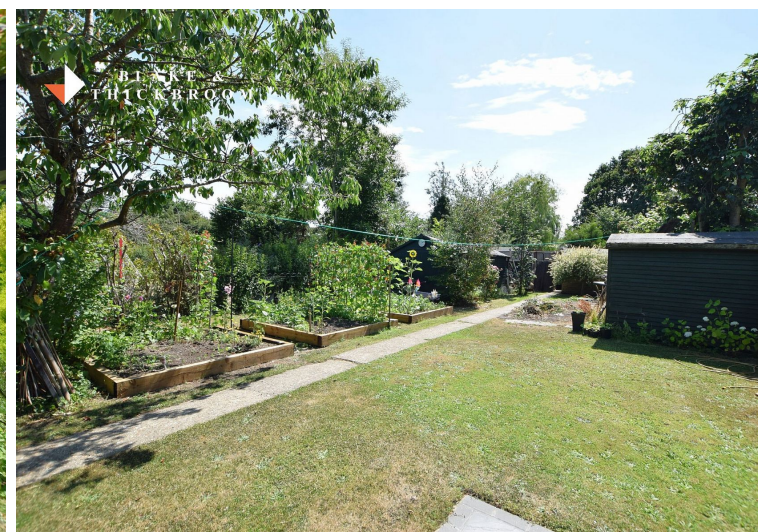




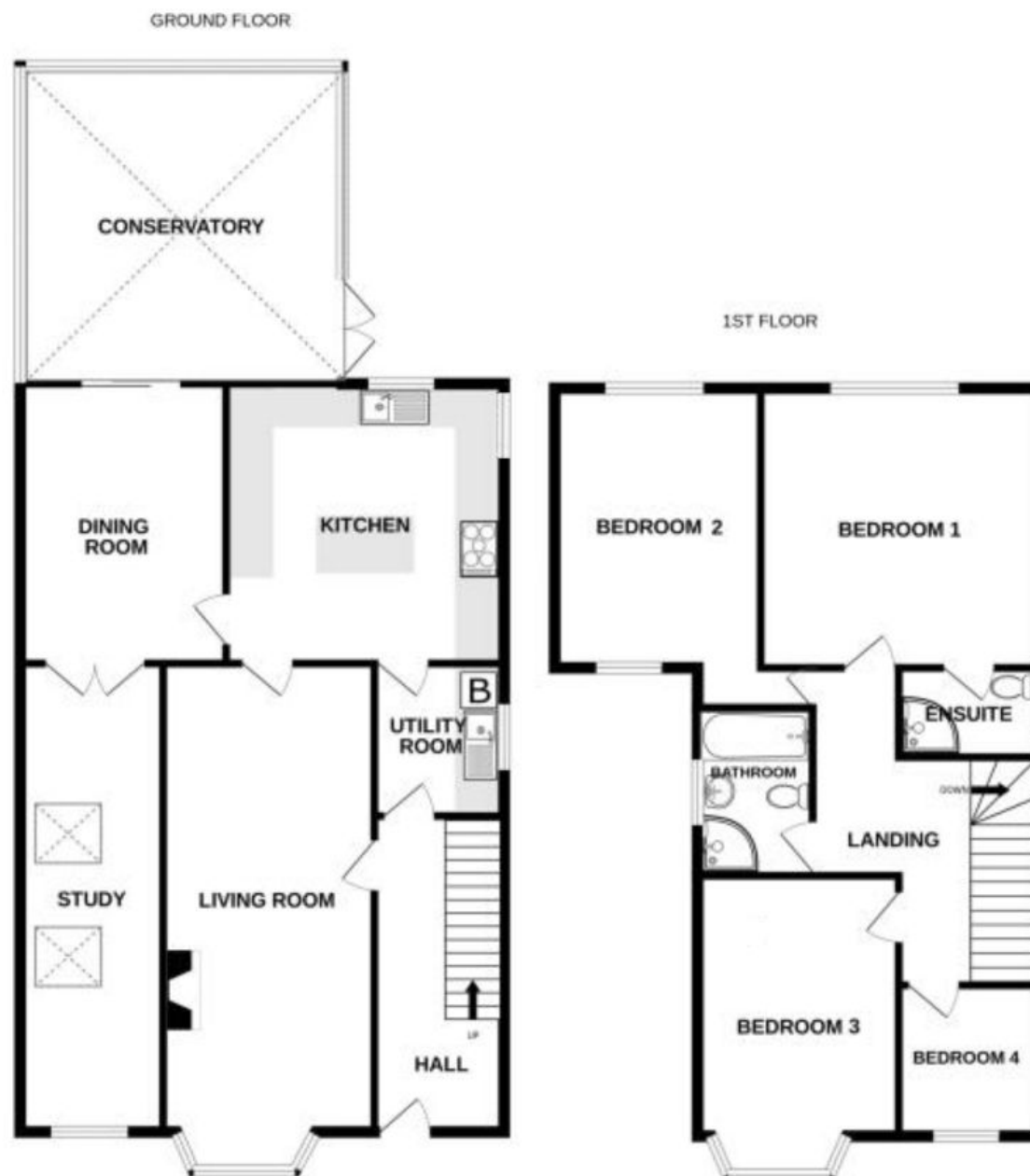












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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