



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this very well presented detached family home situated within one of Clacton's most favoured locations. The property can be found within a stroll of Clacton's regenerated beaches and promenade and within local schools most favoured catchment area. The current residents have enjoyed this fabulous house in this wonderful location for almost 38 years and have now decided its time to move on. An internal viewing is recommended to fully appreciate the size, quality and location of this wonderful family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for approximately three quarter of a mile passing the gardens area on your left before finding First Avenue on the left. Proceed into First Avenue, round to the right and the property can be found on your right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * TWO EN SUITES (one Jack & Jill) *
- * 14'10 x 11'10 SITTING ROOM * 16'5 x 10'5 DINING ROOM *
- * 15'9 x 12'9max FITTED KITCHEN WITH GRANITE WORK SURFACES * 12'6 x 10' CONSERVATORY *
- * 8'10 UTILITY ROOM * GROUND FLOOR WC * GAS HEATING *
- * 16'2 x 14'3 INTEGRAL GARAGE AFFORDING POTENTIAL FOR ADDITIONAL ACCOMMODATION/ANNEXE (stp) *
- * IMMACULATELY PRESENTED GARDENS WITH A SOUTHERLY ASPECT *
- * ONE OF THE BEST LOCATIONS IN CLACTON * VIEWING RECOMMENDED * SOLE AGENTS * NO ONWARD CHAIN *

ENTRANCE PORCH:

Partially glazed entrance door to entrance porch. Windows to side, further door to entrance hall.

ENTRANCE HALL:

Spacious L Shaped area with timber parquet flooring, service door to integral garage (offering huge potential for conversion) Stairs flight to first floor, doors to ground floor WC, kitchen and folding double doors giving access to sitting room.

SITTING ROOM: 14'10 (4.52m) x 11'10 (3.61m)

Stone fire surround and mantle, double glazed window to front, open plan access to dining room.

DINING ROOM: 16'5 (5.00m) x 10'5 (3.18m)

Radiator, door to kitchen, partially glazed french style doors to conservatory.

CONSERVATORY: 12'6 (3.81m) x 10'0 (3.05m)

Brick base construction, timber flooring, radiator, vaulted ceiling. Double glazed aspects to side and rear, double doors to patio and garden.

KITCHEN: 15'9 (4.80m) x 12'9 (3.89m)

(max) Fitted with a range of laminated fronted units comprising granite work surfaces with bolt under sink unit, mixer tap over. Cupboards, drawers and storage space under, matching central island with granite work surfaces and varied storage under. Further integrated fridge and freezer. Tiled flooring, door to utility room. UPVC double glazed doors leading to patio and garden.

UTILITY ROOM: 8'10 (2.69m) x 7'10 (2.39m)

Fitted with a range of laminated fronted units to two walls. Laminated rolled edge work surfaces, cupboards and drawers under. Range of matching eye level cupboards, tiled flooring. Gas boiler. UPVC double glazed window and door to rear garden.

GROUND FLOOR CLOAKROOM:

White suite comprising vanity wash basin, low level WC, radiator, part tiled walls. Double glazed window to side.

FIRST FLOOR GALLERIED LANDING: 18'9 (5.72m) x 6'2 (1.88m)

Radiator, access to loft, built in storage cupboard, large westerly facing window to side. Doors to bedrooms and bathroom.

BEDROOM ONE: 12'10 (3.91m) x 12'0 (3.66m)

Fitted wardrobes to two walls. Radiator, double glazed window to rear overlooking rear garden with a glimpse of the seafront. Door to jack and jill style family bathroom.

FAMILY BATHROOM:

This luxuriously appointed four piece white coloured suite comprising contemporary white tub with wall mounted mixer taps over. Oversized hanging wash basin with storage unit under, shower quadrant, enclosed cistern WC. Fully tiled walls, tiled flooring, upstanding radiator. Double glazed window to rear. Additional door to landing.

BEDROOM TWO: 12'10 (3.91m) x 11'10 (3.61m)

Radiator, double glazed window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with shower quadrant, vanity wash basin with storage cupboards under, low level WC, radiator, fully tiled walls, tiled flooring. Double glazed feature arched window to front.

BEDROOM THREE: 13'7 (4.14m) x 10'6 (3.20m)

Radiator, double glazed window to front.

BEDROOM FOUR: 9'3 (2.82m) x 8'2 (2.49m)

Currently fitted as a home office. Radiator, double glazed window to rear.

GARAGE: 16'2 (4.93m) x 14'3 (4.34m)

Up and over door, power and light connected. Window to side, service door to entrance hall. We are on the opinion this space could be utilised for further accommodation or potential annexe subject to relevant planning permission/building regulation approval.

OUTSIDE:

Ample off road parking is afforded by the double width driveway. Manicured front garden is lawned and interspersed with mature shrubbery beds and partially retained by brick wall. Pedestrian access can be found either side of the house leading to the southerly facing rear garden. Impeccably presented sunny rear garden, predominantly lawned with well tended, shaped shrubbery borders, further barked garden area - previous site of child's trampoline/play area. Due to clever planting over many years the rear garden is affording a private un-overlooked haven for children to play while parents relax on the large paved patio area adjacent to the rear of the property served by both the conservatory and kitchen.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: D. EPC: TBA
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





