



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious older style family home situated in the highly regarded East Clacton area and located within favoured school catchment area. The property has undergone considerable improvements at the hands of the current owners including installation of a new gas main, rewiring, new central heating system and boiler. A viewing is recommended to fully appreciate the size and location of this charming family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre turning left onto Carnarvon Road. Take the first right into Skelmersdale Road passing the railway station on left. Proceed to the far end of Skelmersdale Road and at junction turn left into Holland Road. Proceed along Holland Road for approx one mile passing Holland Park Primary School on the left and turn left into Clarendon Park, first left into Carlton Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO FIRST FLOOR BEDROOMS * MASTER BEDROOM WITH ENSUITE BATHROOM *
- * GROUND FLOOR BEDROOM THREE / DINING ROOM *
- * 14'8 x 11'5 LOUNGE * 11'10 x 9' KITCHEN *
- * 11'4 x 6'10 UTILITY ROOM (potential for further accommodation) *
- * GROUND FLOOR WET ROOM *
- * REPLACEMENT UPVC DOUBLE GLAZING *
- * REPLACEMENT GAS CENTRAL HEATING SYSTEM INCLUDING COMBI BOILER *
- * APPROXIMATELY 90' REAR GARDEN * DETACHED GARAGE & OFF ROAD PARKING *
- * FAVOURED SCHOOL CATCHMENT AREA *
- * VIEWING RECOMMENDED * SOLE AGENTS * VIDEO TOUR AVAILABLE *

ENTRANCE HALL:

UPVC double glazed entrance door to entrance hall. Laminate flooring. Radiator. Turning stairflight to first floor. Double glazed window to rear on the half landing.

LOUNGE: 14'8 (4.47m) x 11'5 (3.48m)

LVT flooring. Radiator. Replacement double glazed bay window to front.

DINING ROOM / BEDROOM THREE: 12'10 (3.91m) x 11'10 (3.61m)

Radiator. Double glazed arched windows to side, double glazed double doors to front.

KITCHEN: 11'10 (3.61m) x 9'0 (2.74m)

Fitted with a range of wooden fronted units comprising of laminated work surfaces with inset single drainer sink unit with cupboards and drawers under, range of matching eye level cupboards. Radiator. Built in pantry cupboard. Double glazed window and door to rear lean to.

UTILITY ROOM: 11'4 (3.45m) x 6'10 (2.08m)

Radiator. Laminate flooring. Plumbing for washing machine. Wall mounted gas boiler. Built in storage cupboard. Double glazed door to outside. The valuer is of the opinion that this room could be reconfigured to afford additional living accommodation.

WET ROOM: 8'9 (2.67m) x 8'1 (2.46m)

Fitted with a white suite comprising of pedestal wash basin, low level WC, wall mounted shower unit. Radiator. Fully tiled walls. Double glazed windows to rear.

FIRST FLOOR LANDING:

Radiator. Access to loft. Doors to bedrooms.

BEDROOM ONE: 16'2 (4.93m) x 15'9 (4.80m)

(max). Radiator. Double glazed windows to front and side aspects. Built in eaves cupboards. Door to:

ENSUITE BATHROOM:

White suite comprising of panelled bath with vanity wash basin, low level WC. Partially tiled walls. Radiator. Double glazed window to rear.

BEDROOM TWO: 12'7 (3.84m) x 11'5 (3.48m)

(max). Radiator. Built in storage cupboard, further eaves cupboards. Replacement double glazed window to side.

OUTSIDE:

Lawned front garden retained by dwarf brick wall and shrubbery beds. Driveway affording off road parking. Gated access down the side of the property to the rear garden and garage. Prefabricated garage (18'6 x 7'10) with up and over door, service door to garden.

REAR GARDEN:

The rear garden is approximately 90' in length, predominantly lawned with flower and shrubbery borders and retained by timber panelled fencing.

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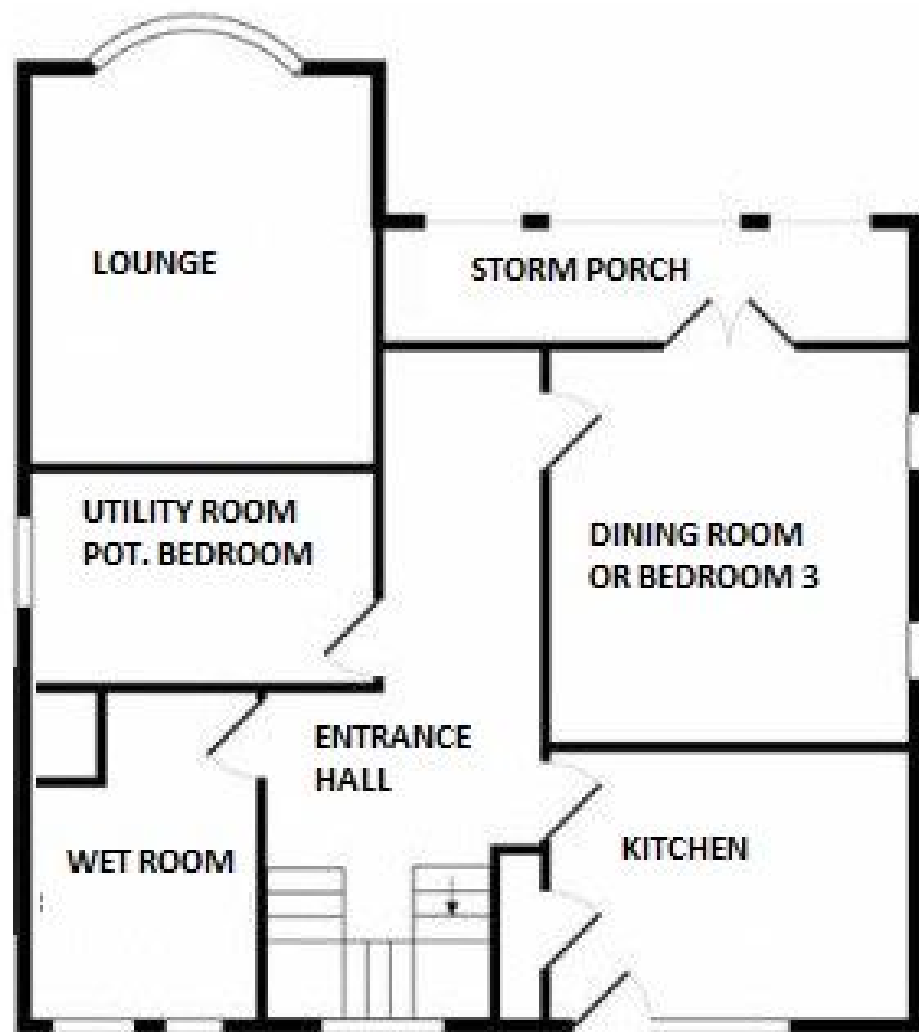


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GROUND FLOOR



FIRST FLOOR