



DESCRIPTION:

NO ONWARD CHAIN

Blake & Thickbroom are delighted to be offering for sale this extended three double bedroom detached family home benefiting from a double length garage, dining area, utility room and a substantial rear garden. The property is conveniently located within walking distance of local schools and shops. An internal viewing is highly recommended to avoid missing out.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue. Proceed straight across the roundabout into Old Road. At the next mini roundabout turn left into Coppins Road, proceed past the parade of the shops on the left before turning right into Douglas Road. First right into Upper Branston Road, follow the road around to the left into Stambridge Road. The property can be found immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* SOLE AGENTS * VIDEO TOUR AVAILABLE *

* NO ONWARD CHAIN * THREE DOUBLE BEDROOMS *

* FIRST FLOOR BATHROOM & SEPARATE WC * GROUND FLOOR WC *

* 14'3 x 14'1 into bay recess LOUNGE * 14'3 7'11 DINING ROOM *

* 7'10 x 7'9 KITCHEN * 10'3 x 7'10 UTILITY ROOM *

* DOUBLE GLAZING * GAS HEATING *

* 26' x 8' GARAGE & OFF ROAD PARKING * SUBSTANTIAL REAR GARDEN *

* VIEWING RECOMMENDED * BOILER INSTALLED JANUARY 2025 *

FIRST FLOOR: BEDROOM ONE: 12'7 (3.84m) x 10'10 (3.30m)

Radiator, fitted wardrobe, replacement double glazed window to front.

BEDROOM TWO: 12'11 (3.94m) x 9'8 (2.95m)

Radiator, fitted wardrobe, replacement double glazed window to front.

BEDROOM THREE: 12'3 (3.73m) x 9'8 (2.95m)

Radiator, replacement double glazed window to rear.

FAMILY BATHROOM:

Pedestal hand wash basin, bath, shower tray, double storage cupboard housing wall mounted boiler and hot water cylinder. Radiator, part tiled walls, replacement double glazed window to rear

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Pedestal hand wash basin, bath and shower tray, double storage cupboard housing wall mounted boiler and hot water cylinder. Radiator, part tiled walls, replacement double glazed window to rear

SEPARATE WC:

Fitted with a low level WC, part tiled walls, replacement double glazed window to rear.

FIRST FLOOR LANDING:

Access to loft, doors to all rooms. Replacement double glazed window to side. Stairs to ground floor entrance hall.

ENTRANCE HALL:

Single glazed entrance door to entrance hall. Radiator, under stairs storage cupboard. Doors to lounge and dining area.

LOUNGE: 14'3 (4.34m) x 14'1 (4.29m)

(into bay recess) Radiator, gas fire, replacement double glazed bay window to front.

DINING AREA: 14'3 (4.34m) x 7'11 (2.41m)

Two radiators, storage cupboard, single glazed window to side, access to kitchen and utility room.

KITCHEN: 7'10 (2.39m) x 7'9 (2.36m)

Wood effected fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Part tiled walls, extractor fan. Replacement double glazed window to rear.

UTILITY ROOM: 10'3 (3.12m) x 7'10 (2.39m)

Laminated rolled edge work surfaces with inset single drainer sink unit. Cupboards under, service door to garage. Replacement double glazed window and single glazed door to rear. Door to ground floor WC.

GROUND FLOOR WC:

Fitted with low level WC, replacement double glazed window to rear.

GARAGE: 26'0 (7.92m) x 8'0 (2.44m)

Electric up and over door, power and light connected. Single glazed window to side, service door to utility room.

OUTSIDE:

To the front of the property, block paved driveway providing off road parking remainder laid to lawn with an additional block paved pathway leading down to the side. Further access to garage. The front is enclosed by low level panel fencing and brick wall. Side access leading to rear garden. The rear garden is mostly laid to lawn with a variety of shrubs . Wooden storage shed. Decked area adjacent to the house.I The rear garden is partially retained by wooden panel fencing.





