



DESCRIPTION:

Blake & Thickbroom are delighted to offer for sale this well presented four bedroom detached family home positioned in this non-estate location with a "South Facing Garden". The property is conveniently situated within walking distance of local shops at "Bockings Elm", including a Chemist, Post office and One Stop Store, and easy access to local primary and high schools and bus routes to Clacton's town centre. As the vendors chosen sole agent an internal viewing is a must to avoid missing out on this delightful home.

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, straight across the first roundabout and the property will be found directly on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * MODERN FAMILY BATHROOM * 15'12 x 13'11 LOUNGE * CLOAKROOM *

* 21'5 x 8'9 KITCHEN * GAS HEATING * DOUBLE GLAZING * CLOSE TO SHOPPING FACILITIES AND SCHOOLS * 18'6 GARAGE & OFF ROAD PARKING *

* SOUTH FACING REAR GARDEN * ALARM SYSTEM FITTED *

SOLE AGENTS * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 11'11 (3.63m) x 10'1 (3.07m)

Radiator. Replacement double glazed window to front.

BEDROOM TWO: 10'11 (3.33m) x 8'9 (2.67m)

Radiator. Replacement double glazed window to rear.

BEDROOM THREE: 10'10 (3.30m) x 8'9 (2.67m)

Radiator. Replacement double glazed window to front.

BEDROOM FOUR: 10'3 (3.12m) x 8'9 (2.67m)

Radiator. Replacement double glazed window to rear.

BATHROOM:

Comprising of panelled bath with shower attachment above, vanity hand wash basin, low level WC. Radiator. Replacement double glazed window to side.

FIRST FLOOR LANDING:

Storage cupboard. Loft access. Doors to all rooms. Stairflight to ground floor.

ENTRANCE HALL:

Replacement double glazed entrance door. Two storage cupboards, one cupboard housing wall mounted boiler. Doors to all rooms.

GROUND FLOOR CLOAKROOM:

Comprising of low level WC, vanity hand basin. Radiator. Replacement double glazed window to front.

LOUNGE: 15'2 (4.62m) x 13'11 (4.24m)

Radiator. Gas fire. Replacement double glazed window to front.

KITCHEN: 21'5 (6.53m) x 12'1 (3.68m)

(Narrowing to 8'9) Fitted with laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with cupboards, drawers and storage under, range of eye level cupboards, inset electric hob with extractor hood above, further built in oven with built in microwave above, fitted dishwasher, wine cooler, fridge and freezer. Part tiled walls. Radiator. Replacement double glazed sliding door with single door to garden, replacement double glazed window to rear.

OUTSIDE:

Driveway to the front affording access for off road parking with further access to garage (18'6 x 9') with manual up and over door, power and light connected. Gate and pathway to the right hand side of the property. The rest of the garden is mostly laid to lawn with flower and shrubs borders enclosed by front boundary walling.

REAR GARDEN:

The rear garden has a paved area adjacent to the house with gates affording access to the rear of the garden, mostly laid to lawn with a variety of mature shrubs. The garden is partially retained by wooden panelled fencing.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating D.

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 - None.





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