



**ST ALBANS ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6BA
£550,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are delighted to be offering this charming 1920's built residence situated in the most favoured East Clacton and being found within a stroll of Clacton's regenerated seafront, railway station and town centre.
An internal viewing is recommended to fully appreciate the size and charm this impeccably maintained family home has to offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. First right into Skelmersdale Road. Past the railway station on the left, proceed to the end and at the junction proceed straight across into the continuation of Skelmersdale Road. Take first right into St Albans Road. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS (THREE DOUBLES) * EN SUITE SHOWER ROOM TO MASTER BEDROOM *
- * 24'4 x 15' LOUNGE WITH FEATURE CARVED FIRE SURROUND * 18'10 x 12' DINING ROOM *
- * 15'10 x 9' KITCHEN/BREAKFAST ROOM * GROUND FLOOR WC * 8'2 x 8'1 UTILITY ROOM *
- * REFITTED BATHROOM WITH WALK IN SHOWER ENCLOSURE & PANELLED BATH * SEPARATE FIRST FLOOR WC *
- * GAS HEATING (boiler fitted Oct 2024) * DOUBLE GLAZING *
- * APPROX 70' WELL MAINTAINED REAR GARDEN * DETACHED GARAGE * DRIVEWAY (accessed from Russell Road) *
- * MANY ORIGINAL FEATURES * FAVOURED SCHOOL CATCHMENT AREAS * WALKING DISTANCE OF SEAFRONT, RAILWAY STATION & TOWN CENTRE *

RECESSED STORM PORCH:

UPVC arched windows and door giving access to recessed storm porch, Original tiled flooring and steps, original oak door to reception hallway.

RECEPTION HALL:

Oak panelled walls to dado height, radiator, oak stair flight with surround panelling leading to first floor. Doors to all ground floor accommodation.

GROUND FLOOR CLOAKROOM:

Refitted with a white coloured suite comprising low level WC, vanity wash basin, laminated flooring. Double glazed window to side.

LOUNGE: 24'4 (7.42m) x 15'0 (4.57m)

Three radiators, stud work to walls to dado height. Feature carved fire surround with tiled inset and hearth. Arched recess incorporating drinks cabinet. Double glazed windows to front and side, further double glazed windows and door to rear garden.

DINING ROOM: 18'10 (5.74m) x 12'0 (3.66m)

Radiator, fire surround and mantle, double glazed window to side, further double glazed bay window to front.

KITCHEN/BREAKFAST ROOM: 15'10 (4.83m) x 9'0 (2.74m)

Fitted with a range of wooden fronted units comprising laminated work surfaces and breakfast bar peninsula. Further matching recessed base units and crockery display cabinets with red brick surround. Range of eye level cupboards with work surface lighting under. Integrated five ring gas hob with extractor canopy above. Further integrated double oven, fridge and freezer. Double glazed window to rear. Further double glazed window and door to side.

UTILITY ROOM: 8'2 (2.49m) x 8'1 (2.46m)

(Accessed outside via the kitchen) Newly fitted with a range of laminated base units with laminated work surfaces and inset single drainer sink unit with mixer tap over. Radiator, wall mounted gas boiler (fitted October 2024). Double glazed windows to rear and side overlooking rear garden.

FIRST FLOOR GALLERIED LANDING:

Oak panelled balustrading, access to loft, doors to all rooms.

BEDROOM ONE: 16'9 (5.11m) x 11'7 (3.53m)

Radiator, vanity wash basin with storage cupboards under, double glazed window to front. Further arched window to side. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with white suite comprising recessed glazed shower cubicle, low level WC, partially tiled walls.

BEDROOM TWO: 15'0 (4.57m) x 12'0 (3.66m)

Radiator, fitted wardrobes to one wall. Double glazed windows front and side aspect.

BEDROOM THREE: 12'9 (3.89m) x 12'7 (3.84m)

Fitted wardrobes to one wall with dresser recess and inset lighting. Double glazed box bay window to front.

BEDROOM FOUR: 11'2 (3.40m) x 7'3 (2.21m)

(plus door recess) currently being used as an office. Radiator, fitted desk with cabinets under, matching storage cupboard above. Double glazed window to rear.

SEPARATE FIRST FLOOR WC:

White suite comprising low level WC, part tiled walls. Double glazed window to rear.

FAMILY BATHROOM:

Refitted with a white suite comprising panelled bath, oversized vanity wash basin with cupboards under, glazed walk in shower enclosure. Radiator, towel rail, fully tiled walls, tiled and heated floor. Double glazed windows to rear.

OUTSIDE:

Twin gate access to the frontage which is partially retained by brick wall and hedging leading to paved area with circular lawn with flower and shrub borders. Pedestrian access to both sides of the property to the rear garden. The rear garden can be accessed via the kitchen/breakfast room or the lounge and leads onto a raised paved patio area extending to the left hand side of the boundary to a southerly facing patio area with timber pergola and summer house. Step down from the patio area to formal lawned area flanked with well stocked flower and shrub borders. Foot path leads to the foot of the garden giving access to the detached garage.

GARAGE:

Power and light connected. Window to side, up and over door leading to driveway providing off road parking for possibly three vehicles being accessed from Russell Road.







