



DESCRIPTION:

Blake & Thickbroom are pleased to be introducing "West Croft Cottage ", an individually designed four bedroom detached chalet style property combining modern craftsmanship with thoughtful design delivering both style and practicality, situated on Frinton Road in the sought after village of Thorpe le Soken. The property enjoys far reaching field views to the rear set within a private plot the property combines a sense of seclusion with convenient access to local amenities, schools and transport links. An internal viewing is a must to appreciate this quality home .

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 Upon reaching the London Road roundabout take the second exit onto the bypass road. Proceed across the first roundabout and at the second roundabout take the third exit towards Little Clacton. First left at the roundabout and proceed through Little Clacton for one and a half miles turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approx 3 miles, under the bridge past the railway station. Turn right at the war memorial into Abbey Street, leading into Frinton Road for half a mile passing Parkers Nurseries and the entrance to the property is on the right.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE / FOUR BEDROOMS * THREE ENSUITES * CLOAKROOM * 15'3 x 13'8 LOUNGE * 20' x 13'7 KITCHEN DINER with APPLIANCES *
- * 9'7 x 9'1 UTILITY ROOM with APPLIANCES *
- * GAS HEATING * DOUBLE GLAZING * VIDEO TOUR AVAILABLE*
- * 18'5 x 12'11 GARAGE * FIELD VIEWS TO REAR *
- * FIBRE BROADBAND * BALANCE OF A 15 YEAR LABC WARRANTY * INDIVIDUALLY DESIGNED *

FIRST FLOOR: BEDROOM TWO: 13'9 (4.19m) x 13'1 (3.99m)

Two radiators. Double glazed Velux window to side. Double glazed door to rear affording a Juliet balcony. Door to:

EN SUITE SHOWER: 6'8 (2.03m) x 5'7 (1.70m)

Fitted with shower tray, two shower attachments, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Shaver point. Extractor fan. Part tiled walls, tiled flooring. Double glazed Velux window to side.

BEDROOM THREE: 13'9 (4.19m) x 10'2 (3.10m)

Radiator. Double glazed Velux window to side, double glazed window to front. Door to:

EN SUITE BATHROOM: 7'3 (2.21m) x 6'8 (2.03m)

With panelled bath, shower attachment, vanity hand wash basin with mixer tap, cupboards below, low level WC. Heated towel rail. Shaver point. Extractor fan. Part tiled walls, tiled flooring. Double glazed Velux window to side.

LANDING: 18'11 (5.77m) x 11'8 (3.56m)

Galleried glass panelled landing. Double storage cupboard housing pressurised cylinder. Four double glazed Velux windows to front and rear. Stairflight to ground floor.

RECEPTION HALLWAY: 12'2 (3.71m) x 11'9 (3.58m)

Composite entrance door to reception hallway. Underfloor heating. Stairflight to first floor with understairs storage. Doors to all rooms.

MASTER BEDROOM: 17'10 (5.44m) x 12'3 (3.73m)

Underfloor heating. Double glazed window to side, double glazed French style doors to garden.

EN SUITE SHOWER: 7'6 (2.29m) x 6'6 (1.98m)

With shower tray with sliding door, two shower attachments, vanity hand wash basin with mixer tap, cupboards below, electric mirror above, low level WC. Heated towel rail. Shaver point. Extractor fan. Part tiled walls, tiled flooring. Double glazed window to side.

BEDROOM FOUR / STUDY: 12'3 (3.73m) x 7'10 (2.39m)

Underfloor heating. Double glazed windows to front and side.

CLOAKROOM: 7'6 (2.29m) x 3'7 (1.09m)

With low level WC, vanity hand wash basin with mixer tap. Extractor fan. Part tiled walls. Underfloor heating. Double glazed window to side.

KITCHEN DINER: 20'0 (6.10m) x 13'7 (4.14m)

Luxuriously appointed with a range of Oak work surfaces with upstands, butler sink with mixer tap, additional instant boiling water option, cupboards, drawers and storage below, range of eye level cupboards and hanging shelves, fitted low level double fridge, Rangemaster dual fuel cooker, fitted dishwasher. Double glazed windows to front and side. Further access to lounge, service door to:

UTILITY ROOM: 9'7 (2.92m) x 9'1 (2.77m)

Luxury matching units comprising of Oak work surfaces with upstands, butler sink with mixer tap and cupboards below, hanging shelves, fitted freezer, washing machine and tumble dryer. Cupboard housing wall mounted boiler. Double glazed window to front, door to garden.

OUTSIDE:

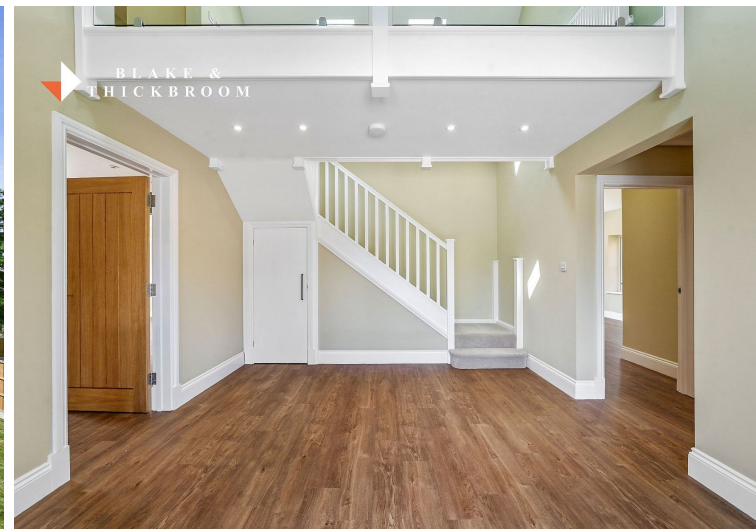
Shared access into asphalt driveway leading to further block paved individual driveway providing off road parking, further shingled area to the left hand side and bark borders. Side access leading to south facing rear garden with a porcelain paved patio adjacent to the house, raised sleeper beds. The rest of the garden is mostly laid to lawn. Outside tap, outside lights, outside electrical sockets., rear garden enclosed by wooden panelled fencing.

DETACHED GARAGE: 18'5 (5.61m) x 12'11 (3.94m)

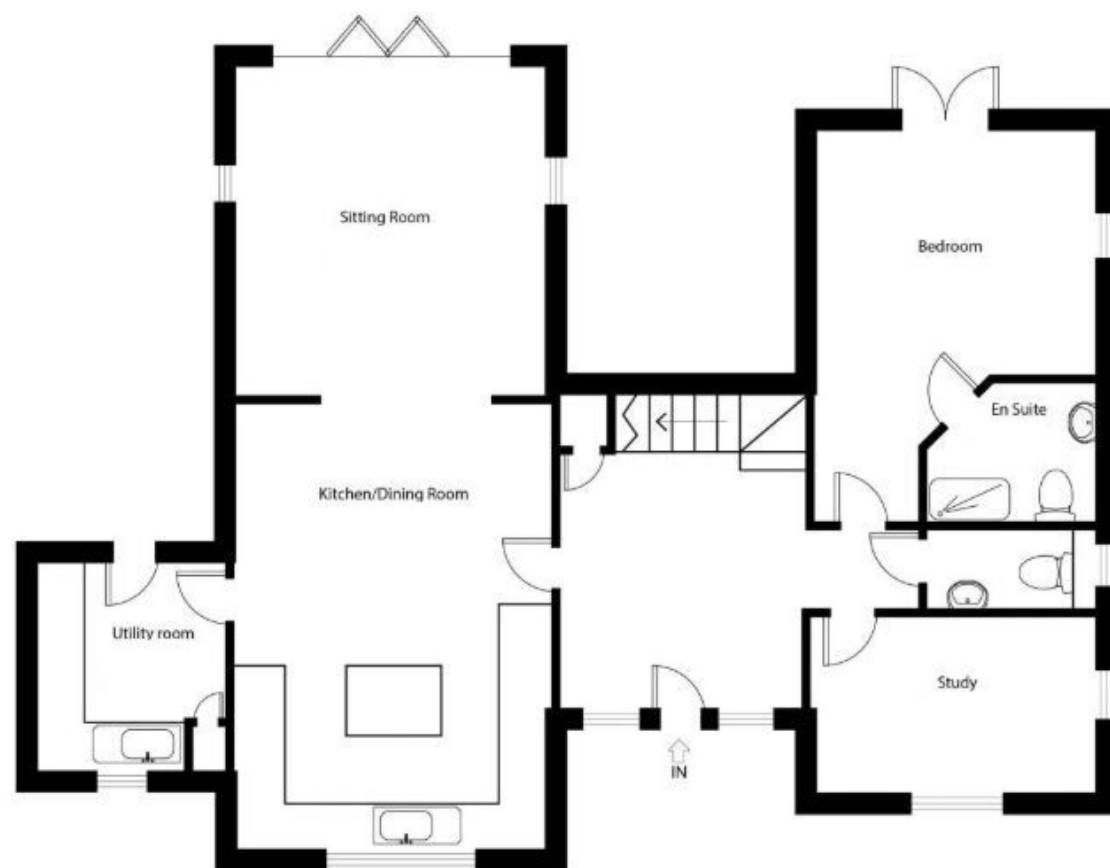
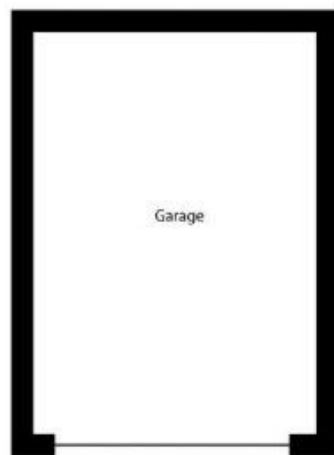
With power and light connected, electric garage door, service door to side.

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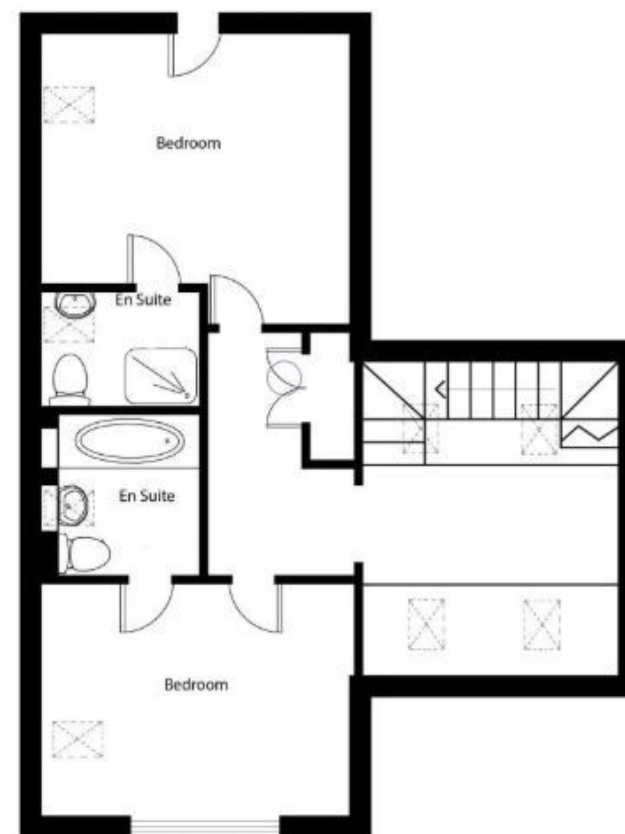








Ground Floor



First Floor