

# BLAKE & THICKBROOM



### **DESCRIPTION:**

Blake & Thickbroom are pleased to be introducing "Pond View Cottage", this rare opportunity to secure a truly unique individually designed three bedroom detached chalet style property with the balance of a 15 year LABC warranty. Externally the property enjoys private parking, landscaped gardens, uninterrupted field views to the rear yet still within a short distance of village amenities, schools and transport links. Call today to secure your forever 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 1.5 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 0.5 mile passing Parkers Nurseries and the entrance to the property is on the right.

## THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

\* THREE BEDROOMS \* FIRST FLOOR BATHROOM \* GROUND FLOOR ENSUITE SHOWER ROOM \* CLOAKROOM \* 26'3 x 13'3 LOUNGE \* 21'9 x 21'5 KITCHEN DINER \*

7'4 x 6'7 UTLITY ROOM \* GAS HEATING \* DOUBLE GLAZING \*

\* FIELD VIEWS TO REAR \* GARAGE (18'11 x 12'5) & OFF ROAD PARKING \* SOUTH FACING REAR GARDEN \* \* FIBRE BROADBAND \* LABC 15 YEAR WARRANTY \*

\* NO ONWARD CHAIN \* VIDEO TOUR AVAILABLE \* SOLE AGENTS \*

**FIRST FLOOR: BEDROOM ONE:** 20'5 (6.22m) x 13'2 (4.01m) Two radiators. Double glazed windows to front and rear. Door to:

**ENSUITE BATHROOM:** 17'8 (5.38m) x 6'9 (2.06m)

Jack & Jill accessed bathroom suite comprising of standalone bath with shower attachment, two vanity hand wash basins with mixer taps, low level WCs. Two heated towel rails. Extractor fan. Sensor lights. Double glazed Velux window to rear.

**BEDROOM TWO:** 20'5 (6.22m) x 13'2 (4.01m)

Two radiators. Double glazed windows to front and rear. Door to:

#### **ENSUITE BATHROOM:**

Jack & Jill accessed bathroom suite comprising of standalone bath with shower attachment, two vanity hand wash basins with mixer taps, low level WCs. Two heated towel rails. Extractor fan. Sensor lights. Double glazed Velux window to rear.

**FIRST FLOOR LANDING:** 13'0 (3.96m) x 9'6 (2.90m)

Radiator. Loft access. Doors to bedrooms. Double glazed Velux window to front.

**ENTRANCE HALL:** 17'9 (5.41m) x 9'6 (2.90m)

Entrance door to entrance hall. Stairflight to first floor. Potential storage space under stairs. Airing cupboard. Underfloor heating. Doors to Lounge, Kitchen and Cloakroom.

**CLOAKROOM:** 9'6 (2.90m) x 4'5 (1.35m)

With low level WC, vanity wash basin with mixer tap. Extractor fan. Underfloor heating. Double :: glazed window to rear.

**LOUNGE:** 26'3 (8.00m) x 13'3 (4.04m)

(into bay recess). Underfloor heating. Brick base and surround fireplace with an Oak mantle. Double glazed bi-fold doors leading to garden, double glazed window to side, bay window to front.

## **KITCHEN / LIVING / DINER:** 21'9 (6.63m) x 21'5 (6.53m)

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, integral fridge and freezer, Rangemaster dual fuel cooker, extractor fan, dishwasher. Underfloor heating. Loft access. Double glazed windows to front & rear and French style door to front. Access to utility room, lobby & Bedroom Three.

**UTILITY ROOM:** 7'4 (2.24m) x 6'7 (2.01m)

Luxury matching units comprising of Oak work surfaces with upstands, butler sink with mixer tap and cupboards below, hanging shelves, washing machine and tumble dryer. Loft access. Cupboard housing wall mounted boiler. Underfloor heating. Double glazed door to side.

**LOBBY:** 7'0 (2.13m) x 6'4 (1.93m)

Underfloor heating. Double glazed window to side. Access to:

**BEDROOM THREE:** 17'0 (5.18m) x 13'7 (4.14m)

Underfloor heating. Double glazed window to side and French style doors to garden. Door to:

### **EN SUITE SHOWER ROOM:**

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

#### **OUTSIDE:**

Shared access into asphalt driveway leading to private block paved driveway providing off road parking for several vehicles, further access to garage 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. View of pond on right hand side. Field views to rear. Outside tap, outside electrical sockets. Rear garden is enclosed by wooden panelled fencing.

**GARAGE:** 18'11 (5.77m) x 12'2 (3.71m)

Power and light connected, electric door, service door to side.























































