



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 !

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.

* 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 UTILITY 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 *

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.

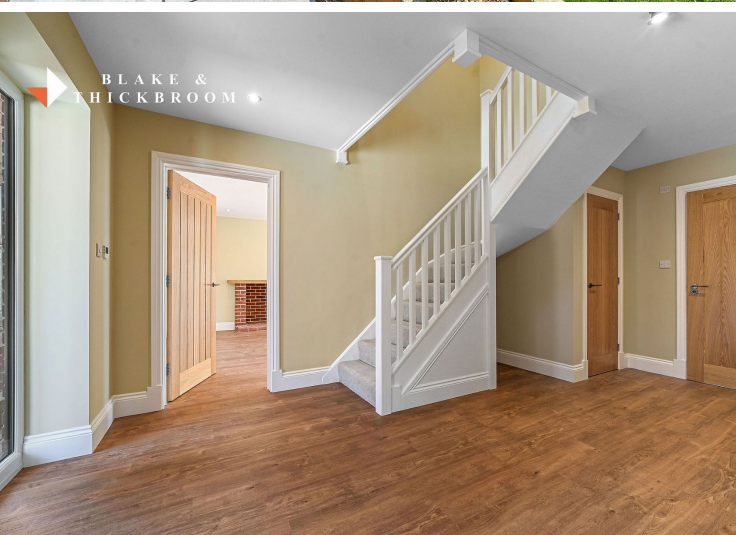
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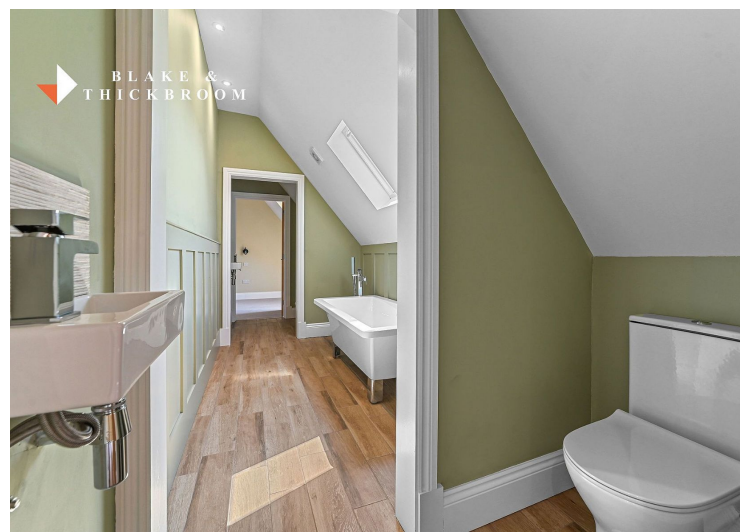
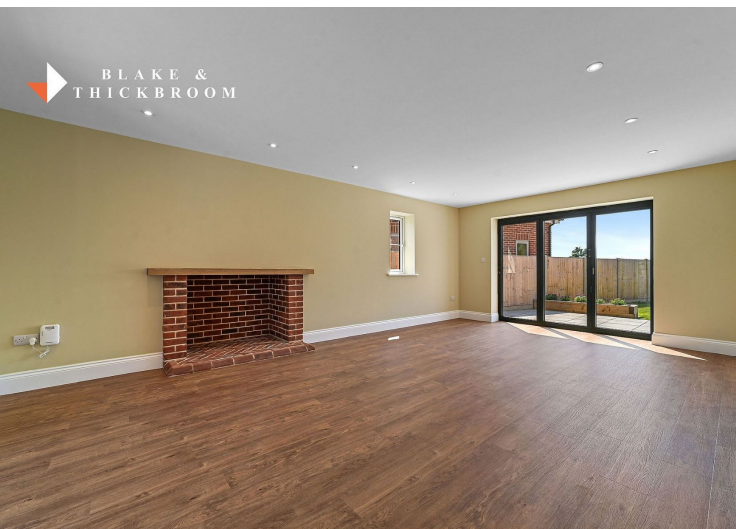
ENTRANCE HALL: 17'9 (5.41m) x 9'6 (2.90m)
Entrance door to entrance hall. Stairflight to first floor. Potential storage space under stairs. Airing cupboard. Underfloor heating. Doors to Lounge, Kitchen and Cloakroom.

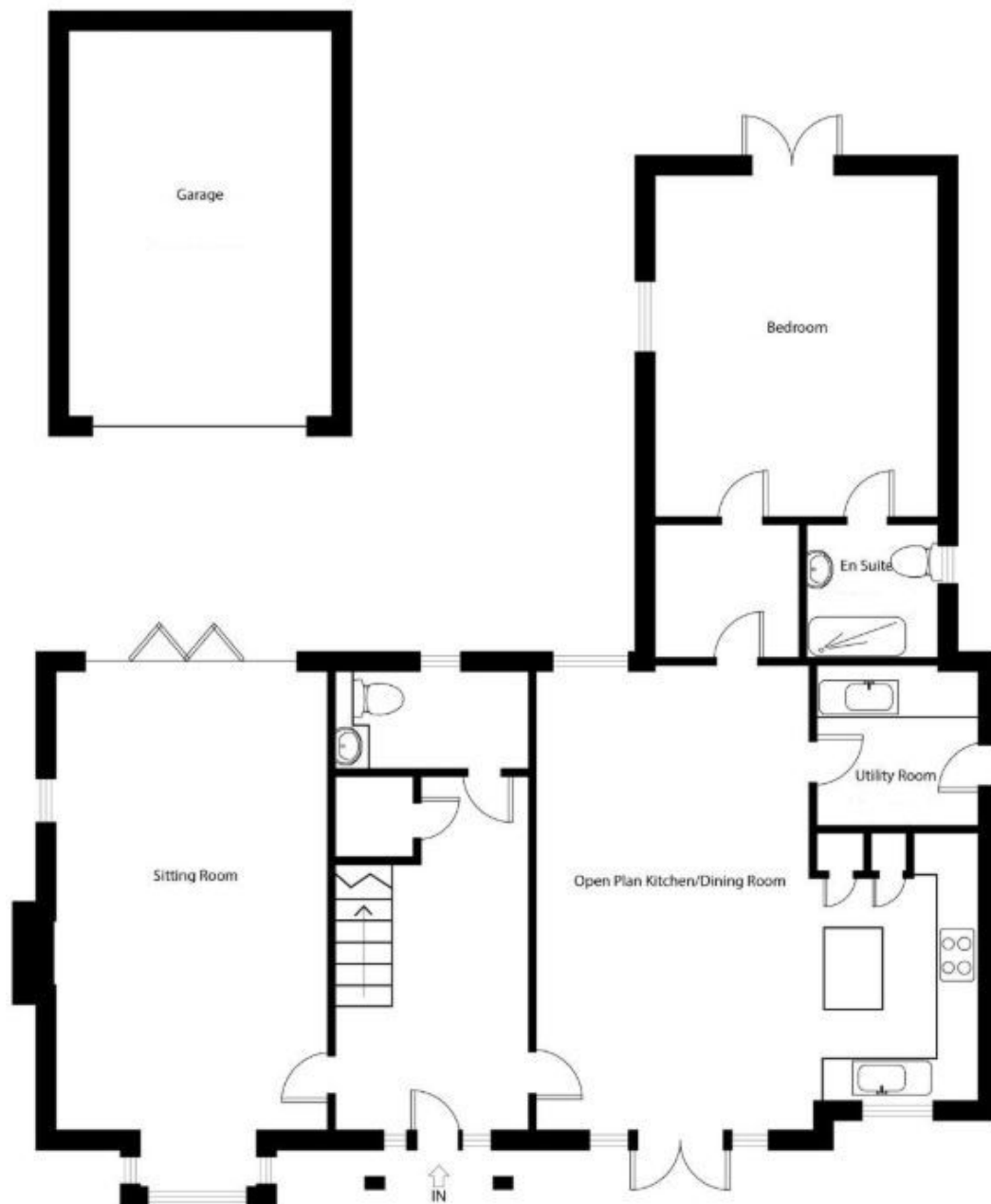
GARAGE: 18'11 (5.77m) x 12'2 (3.71m)
Power and light connected, electric door, service door to side.

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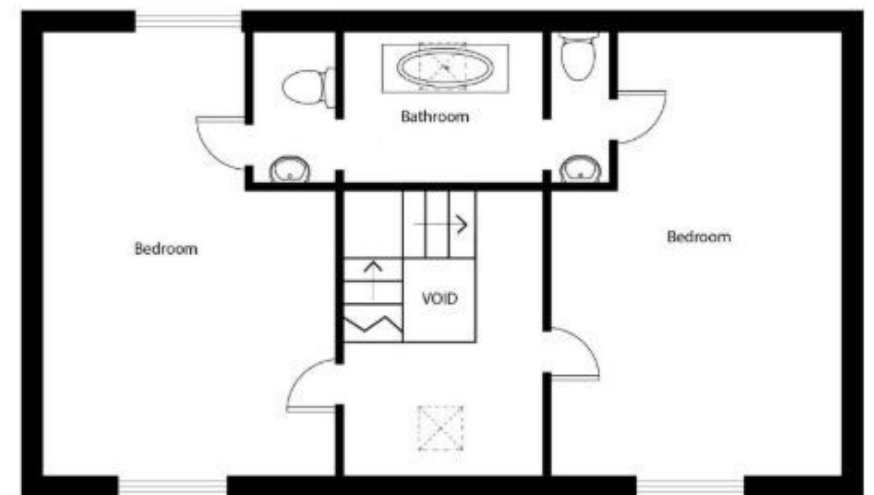








■ ■ Ground Floor



First Floor