



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this imposing detached residence with self contained annexe situated within the prestigious tree lined Gardens area of Clacton on Sea. This impressive family home offers generous and versatile accommodation and was previously utilised as a residential care home. Idyllically positioned just a short stroll from Clacton's regenerated seafront promenade, this property presents a rare opportunity for those seeking a substantial family home or an investment with flexible potential.

DIRECTIONS:

PROCEED FROM Clacton's Town Centre along Station Road, turning left into Carnarvon Road, then take the first right turn into Skelmersdale Road. Proceed past the railway station - on your left - upon reaching the junction at the end of the road proceed across junction into continuation of Skelmersdale Road. This converts to Albert Gardens. Take a right turn into Albany Gardens West and you will find the property on the right.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**ENTRANCE HALL:**

Composite style entrance door to entrance porch with glazed double doors to entrance hall. Radiator. Karndean style flooring. Stairflight to first floor with storage cupboard under.

LOUNGE: 18'0 (5.49m) x 11'10 (3.61m)

Radiator. Double glazed bay window to front, further double glazed window to side and additional personal door to entrance hall.

FAMILY ROOM: 15'8 (4.78m) x 12'4 (3.76m)

Radiator. Double glazed bay window to front, double doors giving access to annexe accommodation.

KITCHEN BREAKFAST ROOM: 18'0 (5.49m) x 12'4 (3.76m)

(plus recess). Comprehensively refitted with a range of high gloss finish laminated fronted units comprising of laminated work surfaces with inset sink unit with mixer tap, matching central island/breakfast bar with cupboards under, integrated ceramic induction hob with extractor canopy above, further integrated twin oven, full height fridge and freezer, range of matching eye level cupboards, crockery display cabinets. Karndean style flooring. Double glazed window to side, further double glazed double doors to rear garden.

GROUND FLOOR BEDROOM FIVE / RECEPTION ROOM: 11'1 (3.38m) x 10'4 (3.15m)

Radiator. Double glazed window to side.

GROUND FLOOR SHOWER ROOM:

Fitted with shower, vanity hand wash basin with cupboards below, enclosed low level WC. Tiled flooring, fully tiled walls. Window.

FIRST FLOOR GALLERIED LANDING:

Built in airing cupboard. Double glazed window to front. Access to loft.

BEDROOM ONE: 20'0 (6.10m) x 11'10 (3.61m)

Radiator. Dual aspect double glazed windows to front and side.

BEDROOM TWO: 12'4 (3.76m) x 12'4 (3.76m)

(max). Radiator. Double glazed window to front. Door to:

CLOAKROOM:

Fitted with a low level WC, vanity wash basin.

BEDROOM THREE: 11'2 (3.40m) x 10'6 (3.20m)

Radiator. Double glazed window to side. Access to:

DRESSING ROOM: 10'6 (3.20m) x 6'8 (2.03m)

Additional access to storage room and second stairflight to rear garden.

BEDROOM FOUR: 12'4 (3.76m) x 8'7 (2.62m)

Radiator. Double glazed window to side (currently used as a storage room).

FAMILY BATHROOM:

White coloured suite with fitted limed oak designed furniture comprising of jacuzzi panelled bath, vanity wash basin, enclosed low level WC. Storage cupboard. Fitted mirrors and lighting plinths. Chromium effect radiator. Fully tiled walls. Double glazed window to side.

ANNEXE ACCOMMODATION: 17'0 (5.18m) x 7'7 (2.31m)

Accessed from Family Room leading to Sitting Room. Double glazed window to front. UPVC double glazed double doors to rear garden, further access to inner lobby leading to kitchen and bathroom.

KITCHEN: 11'11 (3.63m) x 8'5 (2.57m)

Fitted with a range of white coloured laminated fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap, cupboards + drawers under, range of matching eye level cupboards. Radiator. Double glazed window to front.

BEDROOM: 11'11 (3.63m) x 8'6 (2.59m)

(to fitted wardrobes). Upstanding radiator. Double glazed window to rear, folding door to:

EN SUITE SHOWER ROOM:

Fitted with recessed shower cubicle, vanity wash basin, low level WC. Fully tiled walls. Chromium effect radiator. Double glazed window to rear.

OUTSIDE:

The property occupies a substantial corner plot position within this prestigious location, attractively planted with lawned frontage retained by brick walls and iron railings, drop kerb giving access to substantial block paved off road parking area with pedestrian access to the rear of the building. Covered passageway leading to garage, currently converted to an outbuilding/garden room (20'5 x 8'4) with window and double glazed door to side, further double glazed double doors giving access to rear garden. Low maintenance designed courtyard style garden with Southerly facing paved patio area with further elevated area with fitted seats and storage, small artificial turfed area. Further pedestrian access to kitchen, stair flight to first floor and storage cupboard.

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AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band E.

EPC Rating C.

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 - None.

Non standard properties features - None.





