





**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this beautiful 1930's detached family home situated on the much sought after Lancaster Gardens East. The property features four bedrooms, three bathrooms, three receptions, 20'10 x 12'6 garage. The property offers a wonderful blend of period feel, size and location and is conveniently located within easy reach of local amenities, reputable schools, transport connections and Clacton's seafront. An early viewing is strongly advised to avoid missing out on this opportunity.

**DIRECTIONS:**

SAT NAV POSTCODE: CO15 6QJ

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

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \*

\* FOUR BEDROOMS \* THREE BATHROOMS \* GROUND FLOOR WC \*

\* 17'4 into bay x 14'11 LOUNGE \* 25'8 x 12'11 LOUNGE/DINER \*\* 14'10 x 13'3 KITCHEN \* 7'8 x 5'8 UTILITY ROOM \*\* 10'1 x 4'6 LAUNDRY AREA \* CORNER PLOT POSITION \* GAS HEATING \*  
\* DOUBLE GLAZING \* 20'10 x 12'6 GARAGE \*

**FIRST FLOOR BEDROOM ONE:** 16'9 (5.11m) x 14'4 (4.37m)  
(into bay recess) Radiator, fitted wardrobe, replacement double glazed bay window to side. Door to en suite shower room.

**EN SUITE SHOWER ROOM:** 6'11 (2.11m) x 4'8 (1.42m)  
Low level WC, vanity hand wash basin with mixer tap and cupboards under. Shower tray with shower attachment and melamine paneling to walls. Extractor fan.

**BEDROOM TWO:** 14'6 (4.42m) x 11'11 (3.63m)  
Radiator, fitted wardrobe, replacement double glazed window to front. Access to bedroom four.

**BEDROOM THREE:** 12'5 (3.78m) x 10'10 (3.30m)  
Radiator, airing cupboard, replacement double glazed window to side. Door to en suite shower room.

**EN SUITE SHOWER ROOM:** 7'8 (2.34m) x 4'0 (1.22m)  
Low level WC, vanity hand wash basin with mixer tap and cupboards under. Shower tray with sliding door with two shower attachments. Fully tiled walls, tiled flooring, replacement double glazed window to front.

**BEDROOM FOUR:** 8'7 (2.62m) x 7'2 (2.18m)  
Radiator, storage cupboard leading to the eaves, door to bedroom two. Replacement double glazed window to front.

**FAMILY BATHROOM:** 7'1 (2.16m) x 7'0 (2.13m)  
Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboards under, panelled bath with jacuzzi jet system. Part tiled walls, heated towel rail, replacement double glazed window to rear.

**FIRST FLOOR LANDING:**  
Radiator, access to loft, doors to all rooms. Stained glass window to rear. Stairs to ground floor, electric blinds.

**ENTRANCE HALL:** 21'3 (6.48m) x 7'1 (2.16m)  
Entrance door to entrance hall. Radiator, stairs to first floor with under stairs storage cupboard. Doors to all rooms, electric blinds.

**SITTING ROOM:** 17'4 (5.28m) x 14'11 (4.55m)  
(into bay recess) Two radiators, fireplace, replacement double glazed bay window to side, additional window to front.

**LOUNGE/DINING AREA:** 25'8 (7.82m) x 12'11 (3.94m)  
Two radiators, french style doors to utility, replacement double glazed aspects to front and side.

**LOBBY AREA:**  
Double storage cupboard, door to ground floor cloakroom, door to kitchen.

**GROUND FLOOR CLOAKROOM:** 6'6 (1.98m) x 4'8 (1.42m)  
Fitted with a low level WC, vanity hand wash basin with mixer tap and cupboards under, radiator. Replacement double glazed window to rear.

**KITCHEN:** 14'10 (4.52m) x 13'3 (4.04m)  
Modern fitted kitchen comprising white gloss fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer taps. Cupboards, drawers and storage space under, range of eye level cupboards. Water softener, radiator, part tiled walls, access to utility. Door to laundry room. Double glazed aspects to side and rear, Electric blinds.

**UTILITY ROOM:** 7'8 (2.34m) x 5'8 (1.73m)  
Laminated work surfaces with inset single drainer sink unit and mixer tap. Cupboard under, eye level cupboard. Floor standing boiler, wine cooler. French style doors to lounge/diner. Access to kitchen.

**LAUNDRY ROOM:** 10'1 (3.07m) x 4'6 (1.37m)  
Laminated fronted work surfaces, plumbing and space for washer/dryer. Single glazed windows to side, door to garden.

**OUTSIDE:**  
This property is situated on a corner plot position being enclosed by panel fencing and hedges. The property benefits from a front, side and rear garden. Block paved driveway to the side affording access for off road parking and access to garage. 20'10 x 12'6 Electric up and over door, windows to side and rear, door to garden. The frontage is laid to lawn with paved areas and a variety of mature flower, shrub and trees. Dual side access leading to the private courtyard rear garden. Laid to lawn with a paved area adjacent to the house with flower and shrubs. Storage shed. The rear garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**  
Material information  
Tenure is Freehold. Council Tax Band: E. EPC: E  
Services connected  
Electricity: Yes Gas: Yes Water: Yes  
Sewerage type: Mains  
Telephone and broadband coverage: Yes  
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges: None  
Non standard property features to note: None









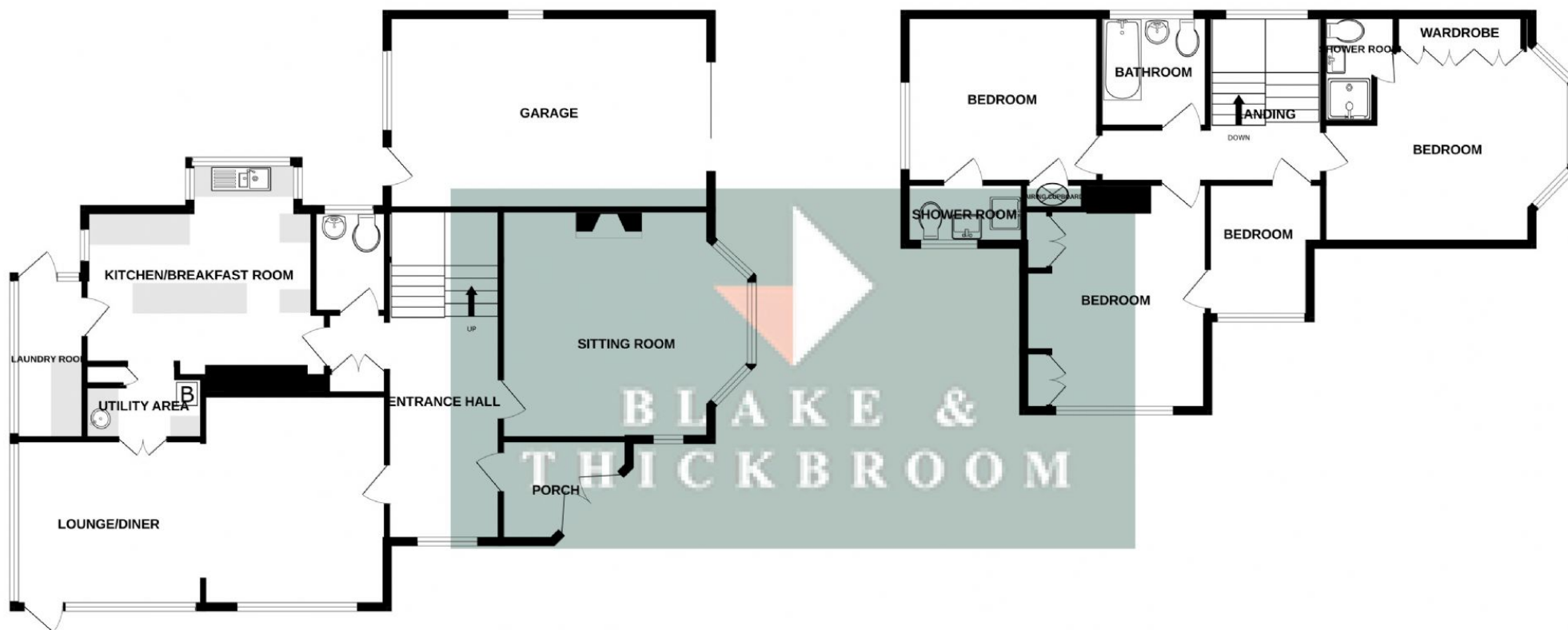






# GROUND FLOOR

# 1ST FLOOR



LANCASTER GARDENS EAST, CLACTON-ON-SEA, ESSEX, CO15 6QJ

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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