



ST JOHNS ROAD,
CLACTON-ON-SEA, ESSEX, CO16 8BS
£585,000 (Asking Price)

DESCRIPTION:

A CHOICE OF LUXURY LIVING AND HOME ENTERTAINING IN ONE !
Substantial extended detached bungalow offering spacious and beautifully presented accommodation throughout and being situated on a plot of approx a third of an acre with substantial garaging/workshops to the base of the garden and adjoining entertainment room, bar and leisure facility. The bungalow occupies a established plot in a non estate location on the north western outside of Clacton's town centre and offers the potential for a range of different uses (subject to planning permission) which may interest someone looking for a car restoration project or small home business looking for storage facilities.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the main London Road roundabout take the first exit on the left hand side into St Johns Road. Proceed along St Johns Road for approximately one mile crossing over three mini roundabouts , pass Jaywick lane turning on the left and the bungalow will be found a short distance on right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR/FIVE BEDROOMS * 15'10 x 12'2 LOFT ROOM/STUDY AREA *

* TWO ENSUITE SHOWER ROOMS * SPACIOUS BATHROOM * GAS HEATING *

* REP/DOUBLE GLAZED WINDOWS * 12'2 x 11' SITTING ROOM * 19'6 x 13' LOUNGE *

* 19'6 x 13' LUXURY FITTED KITCHEN/DINER * 10'9 x 9'2 GARDEN ROOM * PARKING FOR NUMEROUS VEHICLES ** 35' x 18'9 WORKSHOP ONE * 32' x 17'5 WORKSHOP TWO * TWO ENTERTAINMENT ROOMS WITH CONSERVATORY ,BAR & FURNITURE & LPG GAS HEATING*

* APPROX THIRD OF AN ACRE PLOT * POTENTIAL FOR VARIOUS USES (stpp) *

FIRST FLOOR LOFT ROOM: 15'10 (4.83m) x 12'2 (3.71m)

Two radiators, sky light window, eaves storage cupboards housing gas boiler, central stepped stair flight to ground floor.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Oak flooring, two radiators, down lighters, doors to:

BEDROOM ONE: 12'10 (3.91m) x 11'3 (3.43m)

Two radiators, French style double glazed doors to outside, windows to side and rear. Internal door to en suite shower room.

ENSUITE SHOWER ROOM:

Double width shower cubicle, hand wash basin, low level WC, part tiled walls, window to side.

BEDROOM TWO: 12'4 (3.76m) x 11'0 (3.35m)

Radiator, bay window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Shower cubicle, low level WC, hand wash basin, fully tiled walls, extractor fan.

BEDROOM THREE: 13'0 (3.96m) x 11'0 (3.35m)

Radiator, bay window to front.

BEDROOM FOUR: 10'0 (3.05m) x 6'4 (1.93m)

Radiator, window to side.

BATHROOM:

White suite comprising panelled bath with mixer taps. Hand wash basin, low level WC, separate shower cubicle, tiled flooring, radiator, heated towel rail. Window to side.

SITTING ROOM / BEDROOM FIVE: 12'2 (3.71m) x 11'0 (3.35m)

Laminated wood flooring, radiator, bay window to front.

LOUNGE: 19'6 (5.94m) x 13'0 (3.96m)

Ornamental moulded fire surround with fitted electric fire, radiator, window to side. Sliding double glazed patio doors to garden room. Open plan leading through to kitchen/diner.

KITCHEN/DINER: 19'6 (5.94m) x 13'0 (3.96m)

Fitted with a range of high gloss white laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer taps. Cupboards under, inset five ring gas hob with extractor hood above, stainless steel splashback. Further built in single oven with microwave above. Integrated fridge, freezer and dish washer. LED Skirting lighting, further work surfaces with matching upstands, built in side cabinet. Oak flooring, sliding double glazed patio doors to rear garden.

GARDEN ROOM: 10'9 (3.28m) x 9'2 (2.79m)

Brick base, roof lantern window, glazed panelling to side and rear. Glazed double doors to outside.

OUTSIDE:

The property occupies a plot of approx third of an acre. Stone driveway with raised flower and shrub borders providing off road parking for numerous vehicles. Double wooden gates to the left hand side of the bungalow leading to lawned rear garden, paved patio area approx 100' further stone driveway leading to the base of the garden. Twin up and over doors to initial workshop.

WORKSHOP/ GARAGE 1: 32'0 (9.75m) x 17'5 (5.31m)

Power and light connected. Further access to the rear with twin up and over doors leading to.

WORKSHOP/GARAGE 2: 35'0 (10.67m) x 18'9 (5.72m)

Power and light connected.

CONSERVATORY: 11'2 (3.40m) x 10'0 (3.05m)

Vaulted panelled roof, glazed panels to front and side with views over garden. Open plan to entertainment room.

ENTERTAINMENT ROOM: 20'9 (6.32m) x 19'3 (5.87m)

Purpose built bar area, wooden flooring, two radiators, down lighters, storage cupboard. Windows to front and side. Further internal door to kitchen area.

KITCHEN AREA: 18'8 (5.69m) x 5'2 (1.57m)

Luxury fitted with a range of cream coloured laminated fronted units, laminated work surfaces with inset single drainer sink unit. Cupboards under, eye level cupboards, inset four ring gas hob, extractor hood above, fitted single oven with cupboard storage above and below. Radiator, window to side. Further door leading to reception room.

RECEPTION ROOM: 18'10 (5.74m) x 12'7 (3.84m)

Small bar, radiator, storage cupboard, window to side. Internal door to shower room.

SHOWER ROOM:

Shower cubicle, enclosed low level WC, hand wash basin, radiator, down lighters. Further door to workshop.



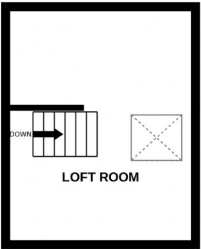




GROUND FLOOR

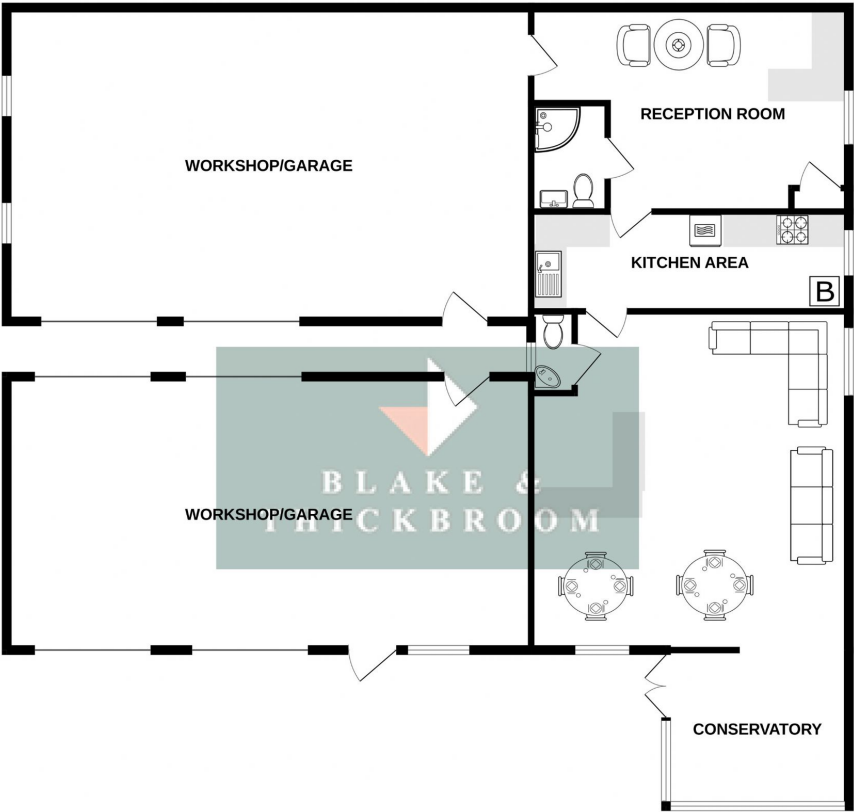
GROUND FLOOR

1ST FLOOR



818, ST JOHNS ROAD, CLACTON-ON-SEA, ESSEX, CO16 8BS

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.
Made with Metropix ©2023



ENTERTAINMENT AREA, 818 ST JOHNS ROAD, CLACTON-ON-SEA

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.
Made with Metropix ©2023