



DESCRIPTION:

Blake & Thickbroom are delighted to be offering for sale this 2021 built four bedroom detached house, situated to the outskirts of Clacton on Sea. In the valuers opinion the property offers a considerable amount of accommodation as well as a detached garage and south facing rear garden. The property also benefits from an outstanding balance of 8 years on the NHBC Builders Warranty and with the vendors pricing to sell, an early inspection is recommended to secure this wonderful family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby Carvery on the left and the road leads into West Road. Past the golf club on the left hand side. At the roundabout (Three Jays public house) ahead turn right into Jaywick Lane. At the far end of Jaywick Lane turn left into St Johns Road following signs for St Osyth. Proceed for approximately one mile taking the second turning right into Melinda Lane and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS * TWO EN SUITES *

* FAMILY BATHROOM * GROUND FLOOR CLOAKROOM *

* UTILITY ROOM * 11'3 x 11'2 DINING AREA *

* 27'6 x 12'7 KITCHEN/FAMILY AREA * 17'5 x 11'10 LOUNGE *

* SOUTH FACING REAR GARDEN * DETACHED GARAGE *

* OFF ROAD PARKING * DOUBLE GLAZING * GAS HEATING * UNDER FLOOR HEATING TO GROUND FLOOR *

* APPROX 8 YEARS REMAINING ON NHBC WARRANTY * VIEWING RECOMMENDED *

FIRST FLOOR LANDING:

Radiator, built in airing cupboard, stairs to ground floor, doors to all rooms.

BEDROOM ONE: 13'10 (4.22m) x 12'0 (3.66m)

Radiator, walk in wardrobe, double glazed window to front. Door to en suite.

EN SUITE SHOWER ROOM:

Modern fitted suite comprising low level WC, vanity wash basin, with mixer taps and cupboards under, shower tray with sliding door, shower attachments, heated towel rail, part tiled walls, tiled flooring, extractor fan. Double glazed window to front.

BEDROOM TWO: 13'7 (4.14m) x 12'7 (3.84m)

Fitted with radiator, fitted wardrobes, double glazed window to rear. Door to en suite.

EN SUITE SHOWER ROOM:

Modern suite comprising low level WC, vanity wash basin with mixer taps and cupboards under, shower tray with sliding doors, two shower attachments, tiled flooring, part tiled walls, extractor fan. Double glazed window to rear.

BEDROOM THREE: 13'6 (4.11m) x 12'6 (3.81m)

Radiator, double glazed window to rear.

BEDROOM FOUR: 10'10 (3.30m) x 9'9 (2.97m)

Radiator, access to loft, double glazed window to front.

FAMILY BATHROOM:

Modern suite comprising low level WC, vanity hand wash basin with mixer taps and cupboards under, panelled bath, shower tray with two shower attachments, tiled flooring, part tiled walls, heated towel rail. Double glazed window to side.

ENTRANCE HALL:

Double glazed entrance door to entrance hall. Under floor heating. Stairs to first floor with storage cupboard under, doors to all rooms.

DINING AREA: 11'3 (3.43m) x 11'2 (3.40m)

Double glazed window to front.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity hand wash basin with cupboards under, part tiled walls.

LOUNGE: 17'5 (5.31m) x 11'10 (3.61m)

Double glazed windows to front and side. Double doors leading to kitchen

KITCHEN/FAMILY ROOM: 27'6 (8.38m) x 12'7 (3.84m)

Finished to a high standard, Quartz work surfaces with inset one and a half bowl single drainer sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated fridge, freezer. Island unit with integrated low level double oven, induction hob and extractor above. Bi folding doors to garden, double glazed windows to rear. Door to utility room.

UTILITY ROOM: 7'3 (2.21m) x 5'7 (1.70m)

Work surfaces with inset single drainer sink unit, cupboards, drawers and storage space under, range of eye level cupboards, cupboard housing wall mounted gas boiler. Part tiled walls, double glazed door to rear garden.

OUTSIDE:

To the front of the property is laid to lawn with access to the side leading to rear garden. Further block paved area providing access for off road parking leading to detached garage with power and light connected, up and over door, door to rear garden. The rear garden enjoys a patio area adjacent to the rear of the property, remainder is laid to lawn with pathway leading to the garage. The garden is part enclosed by wooden panel fencing and brick wall.

AGENTS NOTES:

Material information for this property.

Tenure is Freehold.

Council Tax Band E.

EPC Rating B.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

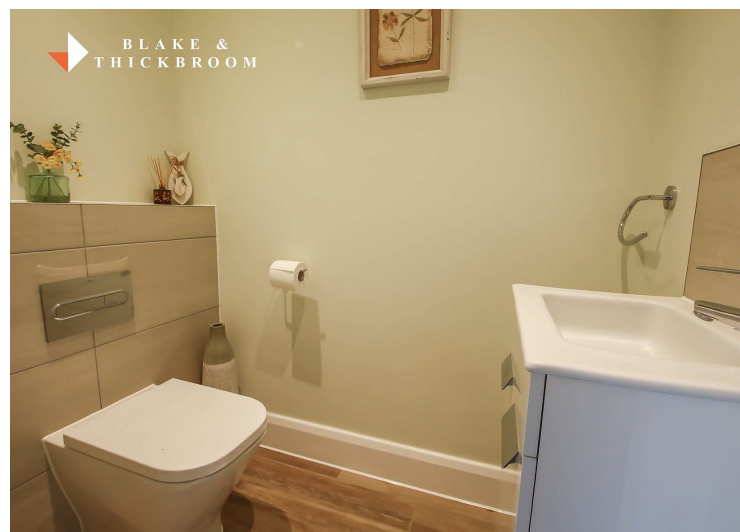
Sewerage type - Mains.

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 - No.

Non standard properties features to note - None.







Ground Floor



First Floor