



**WASH LANE,
CLACTON-ON-SEA, ESSEX, CO15 1UW
£695,000 (Asking Price)**

DESCRIPTION:

Situated less than 250 metres from Clacton's seafront is this simply stunning older style detached family home, having been refurbished and beautifully maintained by the current owners for the past 17 years and now offering substantial accommodation on two floors with partial seaviews to the front aspect and balcony views over the Westerly facing rear garden. The property occupies a substantial plot measuring approximately a quarter of an acre amongst landscaped gardens and offers substantial parking and garaging for the largest of families with an in and out driveway access and twin gated entrance. As the vendor's chosen sole agent, it is in our opinion that a viewing is "a must" to appreciate all this family home has to offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade West for approximately a quarter of a mile. Upon reaching the Toby Carvery on the left, on the opposite side of Clacton's bowling club, take the first turing right into Wash Lane. The property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FIVE BEDROOMS * ENSUITE SHOWER ROOM *
- * 9'x 9' ENCLOSED BALCONY ** 16'9 x 12'9 LOUNGE * 15'7 x 14'10 SITTING ROOM ** LUXURY BATHROOM * CLOAKROOM *
- * 29' FITTED KITCHEN DINER with INTEGRATED APPLIANCES AND GRANITE WORK SURFACES * 11'7 UTILITY ROOM ** GAS HEATING * DOUBLE GLAZED * GALLERIED LANDING * VERANDAH ENTRANCE * RECEPTION HALLWAY *
- * A QUARTER OF AN ACRE PLOT *
- * IN AND OUT DRIVEWAY * 25'3 x 11'7 DETACHED GARAGE / WORKSHOP ** OUTSIDE SUNKEN POOL * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 17'6 (5.33m) x 13'0 (3.96m)

Built in wardrobes with cream coloured laminated fronted doors and matching dressing table. Three radiators. Bay window to front with partial sea views. Internal door to:

EN SUITE SHOWER:

Fitted with shower cubicle, pedestal wash basin, low level WC. Radiator. Part tiled walls. Downlighters. Wall mounted mirror with light. Window to side.

BEDROOM TWO: 15'1 (4.60m) x 14'9 (4.50m)

Built in wardrobes with cream coloured laminated fronted doors and matching bedside cabinets and matching TV cabinet. Three radiators. Bay window to side, glazed double doors to:

BALCONY: 9'0 (2.74m) x 9'0 (2.74m)

Tiled flooring. Views over Westerly facing garden.

BEDROOM THREE: 10'8 (3.25m) x 10'1 (3.07m)

Built in wardrobe with matching drawer unit. Radiator. Window to side.

BEDROOM FOUR: 11'2 (3.40m) x 8'2 (2.49m)

Radiator. Windows to front and side.

BEDROOM FIVE: 9'8 (2.95m) x 8'7 (2.62m)

(into wardrobe recess). Built in wardrobes with cream coloured laminated fronted doors. Airing cupboard. Radiator. Bay window to rear.

BATHROOM:

White suite comprising of rolled top bath with chrome finish, walk in shower cubicle, single bowl wash basin. Radiator. tiled walls, tiled flooring. Heated towel rail. Downlighters. Window to side.

SEPARATE WC:

Fitted with low level WC. Part tiled walls. Window to side.

GALLERIED LANDING:

Loft access with folding ladder ,to boarded loft area with light. Stairflight to ground floor.

VERANDAH:

Covered verandah with steps leading to main entrance door to:

RECEPTION HALLWAY:

Wooden panelled flooring. Ornamental brick fire surround with brick hearth. Radiator. Windows to front and side.

LOUNGE: 16'9 (5.11m) x 12'9 (3.89m)

Ornamental wooden fire surround with marble inset and hearth. Radiator. Moulded ceiling rose. Bay window to front.

SITTING ROOM: 15'7 (4.75m) x 14'10 (4.52m)

Two radiators. Downlighters. Bay window to side, further window to front, glazed double doors to dining area.

CLOAKROOM:

Fitted with low level WC, hand wash basin. Wooden panelled flooring. Extractor fan.

KITCHEN DINER: 29'0 (8.84m) x 11'2 (3.40m)

Luxuriously appointed with a range of light solid oak doors on all units comprising of granite work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset induction hob unit with extractor hood above, built in double oven, twin integrated fridges, integrated dishwasher. Valance lighting . Radiator. breakfast bar. Downlighters. Tiled flooring. Windows to side and rear, double glazed doors to outside.

UTILITY ROOM: 11'7 (3.53m) x 6'5 (1.96m)

Matching units with laminated work surfaces, inset sink unit with mixer tap, cupboards under, eye level cupboards, fitted gas boiler. Tiled flooring. Fitted water softener. Downlighters. Part tiled walls. Window to side, glazed door to outside.

OUTSIDE:

The property occupies a quarter of an acre plot and is approached with a gated entrance, in and out block paved driveway providing parking for four/five vehicles. Beautifully maintained flower and shrub borders . Covered verandah to the main entrance, further driveway to the right hand side of the property leading to detached garage/workshop (25'3 x 11'7) with electric up and over door, power and light connected. Outside security lighting .front garden enclosed by panelled fencing, trees and hedgerow. Side gate access leading to:

REAR GARDEN:

Established Westerly facing lawned rear garden with beautifully stocked flower and shrub borders, mature trees, ornamental pergola, outside storage sheds, elevated decked full width patio area, sunken covered swimming pool. Summerhouse and greenhouse to remain. Outside security lighting, outside tap. The rear garden is enclosed by fencing, mature hedgerow and trees.

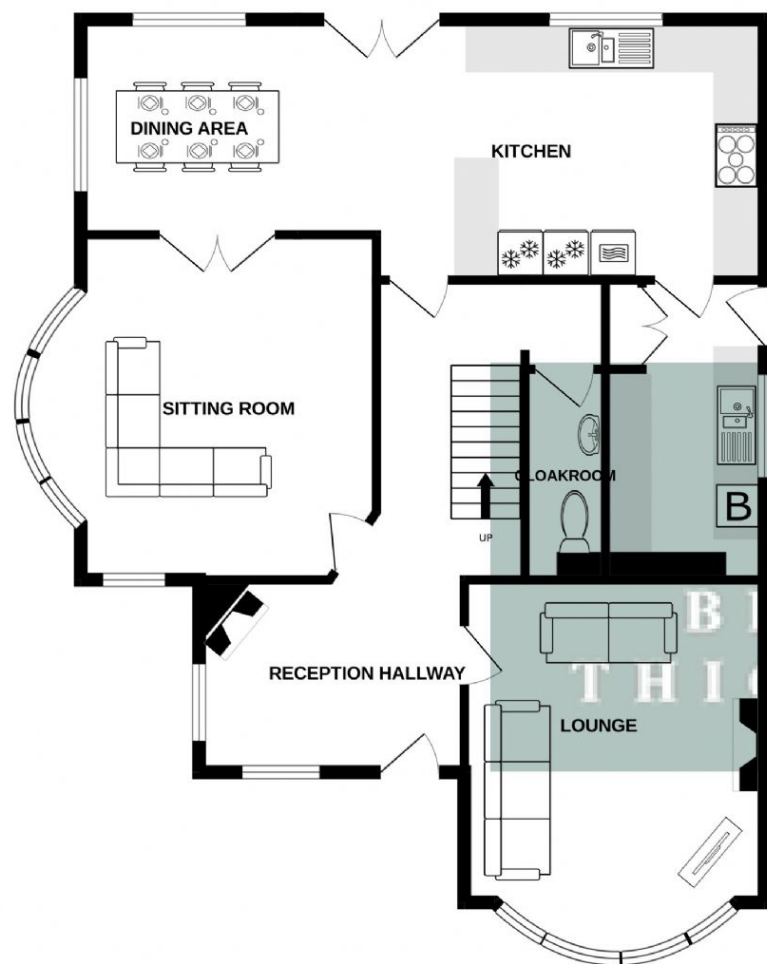
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GROUND FLOOR



FIRST FLOOR



WASH LANE , CLACTON-ON-SEA, ESSEX, CO15 1UW

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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