



Carlton Road East Clacton, CO15 6LU

GUIDE PRICE £460,000-£470,000

This individually designed FOUR BEDROOM DETACHED HOUSE is located in the 'Holland Park' area of East Clacton on the sought after Essex Coast. East Clacton's regenerated beaches and sea front are positioned around half a mile away with the town centre and mainline railway station with its direct links to London Liverpool Street within one mile. The internal decoration is presented in immaculate order along with the outside space benefitting manicured landscaped gardens. An early viewing is strongly advised for this one of a kind property in move in ready condition.

- Four First Floor Bedrooms
- 28'8 Kitchen/Diner/Family Room
- 19'2 x 12'1 Lounge
- Ground Floor W.C.
- First Floor Four Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Landscaped Rear Garden
- Garage & Off Street Parking
- EPC Rating D & Council Tax D



Guide Price £460,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

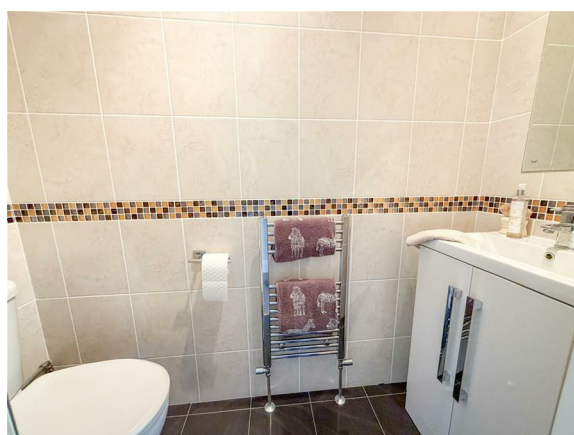
ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Dado rail. Radiator. Herringbone wood effect flooring. Doors to:



GROUND FLOOR W.C.

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin with cupboards and drawers below. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Extractor fan (not tested).



LOUNGE

19'2 x 12'1

Feature fireplace with inset electric log burner effect fire (not tested). Dado rail. Two radiators. Double glazed leaded light effect window to front. Multi-panel glazed internal double doors to Kitchen/Diner/Family Room.



ALTERNATE VIEW OF LOUNGE



KITCHEN/DINER/FAMILY ROOM

28'5 x 9'2

Fitted kitchen suite. Comprises wood panel fronted units. Granite effect laminate rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset black composite one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with fitted matte black extractor hood above. Inset high level double electric oven. Integrated fridge/freezer. Integrated washing machine and dishwasher (all appliances not tested). Tiled splash backs. Double glazed window to rear. Herringbone wood effect flooring. Radiator. Double glazed double doors with double glazed side picture windows onto rear garden. Multi panel glazed internal double doors to Lounge.



KITCHEN AREA VIEW



DINER/FAMILY ROOM VIEW



FIRST FLOOR LANDING

Loft access. Dado rail. Doors to:



PRINCIPAL BEDROOM

13'3 to wardrobes x 12'6 into bay

Fitted wall to wall wardrobes and drawer units. Built in eaves storage cupboards. Radiator. Double glazed leaded light effect window to front.



BEDROOM TWO

13'5 into bay x 9'6

Built in over stairs storage cupboard. Radiator. Double glazed leaded light effect window to front.



BEDROOM THREE

10' x 10'2 nar 7'2

Radiator. Large Velux skylight window into bay. Built in eaves storage cupboards.



BEDROOM FOUR

7'1 plus bay x 7'2 max

Radiator. Built in storage cupboard. Large Velux skylight window to bay.



BATHROOM

9'10 x 8'2

Fitted with a four piece suite. Comprises large independent corner shower cubicle. Corner panel bath with mixer tap. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled effect flooring. Heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Front garden is part enclosed by small brick wall and hedge. Block paved driveway providing off street parking for numerous vehicles. Electric roller door vehicular entry to Integral Garage. Gates gives side pedestrian access to rear garden.



GARAGE

18'8 x 9'2

Power and light connected. Wall mounted gas boiler (not tested).

OUTSIDE - REAR

Approx 30' deep landscaped rear garden. Mainly laid to lawn with manicured array of established flower and shrub borders. Hardstanding patio area. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

JE 0526

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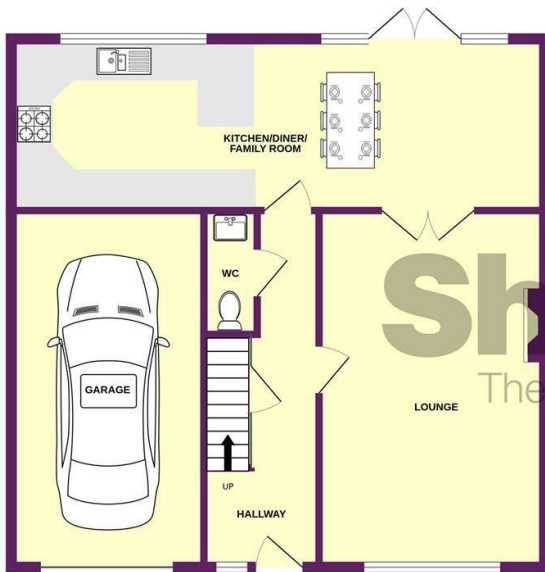
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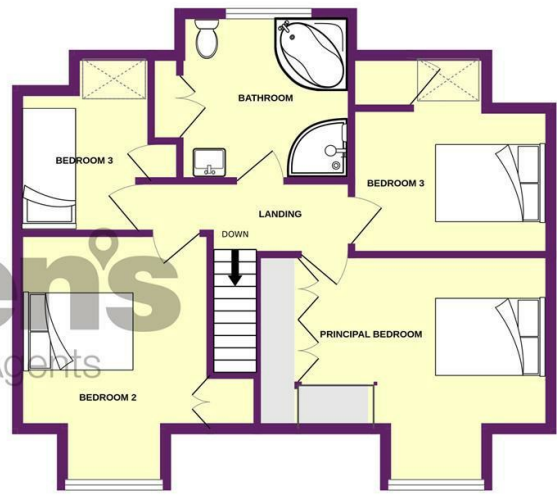
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GROUND FLOOR



1ST FLOOR



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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