



## Park Road Clacton-On-Sea, CO15 1HQ

Situated in this established tree lined road in a non-estate location is this substantially **EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE**. Located in the popular Essex Coastal town of Clacton-on-Sea, the property is conveniently positioned within half a mile of the sea front, town centre and mainline railway with its direct links to London Liverpool Street. Presented in excellent decorative order throughout, an early internal inspection is strongly advised to appreciate the accommodation on offer.

- Four Double Bedrooms
- Master Bedroom with En-Suite Shower Room & Dressing Room
- Two Reception Rooms
- 14'7 x 9'10 Kitchen
- 8'10 x 7'5 Utility Room
- Ground Floor W.C.
- Four Piece Family Bathroom
- Gas Central Heating (n/t)
- Approx 62' West Facing Garden
- EPC Rating D & Council Tax D



**Price £320,000 Freehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

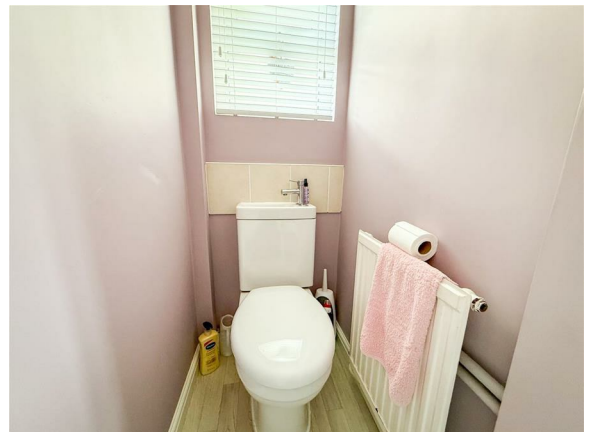
#### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Double glazed window to front. Doors to:



#### GROUND FLOOR W.C.

Fitted with a white suite. Comprises Low level W.C with Integrated Cistern top Wash hand basin. Tiled splashbacks. Radiator. Wood effect flooring. Double glazed window to side.



#### LOUNGE

15'7 into bay x 12'2

Radiator. Double glazed bay window to front.



## DINING ROOM

13'3 x 10'11

Radiator. Double glazed window to rear. Open access to Kitchen.



## KITCHEN

14'7 x 9'10

Fitted with a range of white laminate grove panel fronted units. Comprises laminated rolled edge work surfaces with cupboard and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Range cooker space with fitted extractor hood above (not tested). Integrated under counter freezer (not tested). Tiled flooring. Tiled splash backs. Double glazed window to rear. Double glazed French style doors to rear garden. Radiator. Open access to:



## UTILITY ROOM

8'10 x 7'5

Fitted with a range of white laminate grove panel fronted units. Comprises laminated rolled edge work surfaces with cupboard and drawers below. Range of matching wall mounted units. Inset circular stainless steel sink unit with mixer tap. Under counter fridge space. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Stone effect laminate splash back.



## FIRST FLOOR LANDING

Double glazed window to side. Steep paddle stairs to second floor Bedroom. Doors to:





## PRINCIPAL BEDROOM SUITE

21'1 max x 8'1 max

Built in walk in wardrobe. Radiator. Double glazed window to rear. Door to En-Suite Shower Room.



## DRESSING AREA VIEW



### EN-SUITE SHOWER ROOM

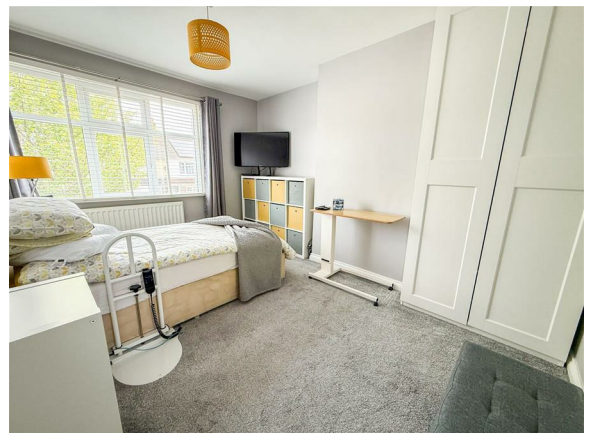
Fitted with a modern shower suite. Comprises walk in shower cubicle. Vanity wash hand basin with storage drawers below. Chrome effect heated towel rail. Wood effect flooring.



### BEDROOM TWO

13'1 x 10'1

Radiator. Double glazed window to front.



### BEDROOM THREE

19'8 x 7'4 nar 6'2

Radiator. Double glazed window to rear.

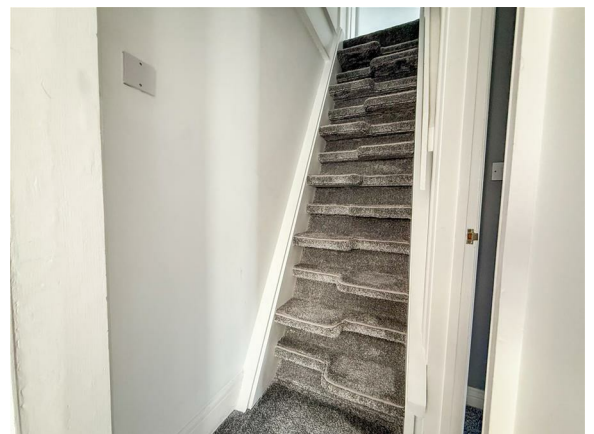


### FAMILY BATHROOM

Fitted with a four piece white suite. Comprises Vanity wash hand basin with cupboards below. Independent shower cubicle. Wood effect flooring. Built in airing cupboard. Chrome effect heated towel rail. Double glazed window to front.



### PADDLE STAIRS TO SECOND FLOOR



### SECOND FLOOR LANDING

Small second floor landing with door to:



## BEDROOM FOUR

17'1 max x 14'2 max

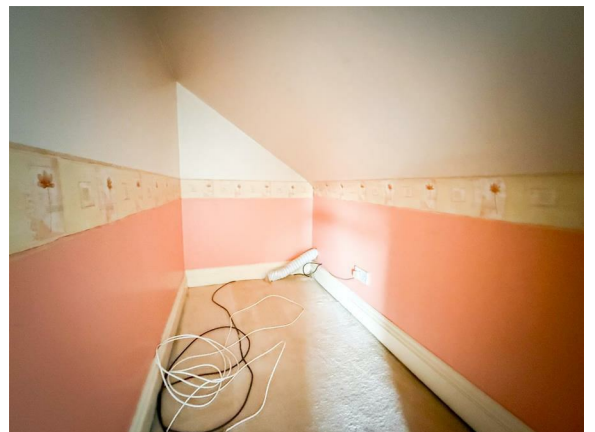
Built in eaves storage cupboards. Radiator. Part sloping ceiling. Double glazed windows to front and side. Walk in Storage Cupboard.



## WALK IN STORAGE CUPBOARD

7' x 4'

Part sloping ceiling.





### OUTSIDE - FRONT

Block paved front garden. Gate gives side pedestrian access to rear garden.



### OUTSIDE - REAR

Approx 62' westerly facing rear garden. Mainly laid to lawn. Block paved patio area. Enclosed by panel fencing. Metal storage shed. Timber storage shed with power and light connected (not tested).



### ALTERNATE VIEW OF GARDEN



### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

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## JE 0525

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## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





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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## Selling properties... not promises

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