



STONERIDGE

ESTATE AGENTS

Olivers Road | Clacton on Sea | CO15 3QH

- * Extended Three Bedroom Detached Family Home
- * Easy Reach of Town Centre, Station and Seafront
- * Two Reception Rooms
- * 14'9 Kitchen
- * 12'4 Master Bedroom with En-Suite Shower
- * Family Bathroom
- * Secluded Rear Garden and Off Road Parking
- * EPC Rating D

O.I.E.O £280,000



To Arrange a Viewing Please Call Stoneridge Estates on 01255 43 58 58

Olivers Road | Clacton on Sea | CO15 3QH 03,11,21 27/JH/CW/S

SPACE FOR THE WHOLE FAMILY! This much improved and deceptively spacious extended three bedroom detached family home occupies a non estate position within easy reach of town centre, mainline railway station and seafront. Benefits include two reception rooms, a 14'9 kitchen, 12'4 master bedroom with luxury fitted en-suite shower room, three piece family bathroom, fully enclosed secluded rear garden and driveway providing off road parking.

Double glazed entrance door leading to:-

ENTRANCE PORCH

Further door to:-

ENTRANCE HALL

Wood effect floor covering, split level staircase to first floor, access to:-

LOUNGE 12'9 x 10'5 (3.89m x 3.18m)

Coved ceiling, double glazed window to front, radiator, wood effect floor covering.

DINING ROOM 13'3 x 12'6 (4.04m x 3.80m)

Skimmed ceiling, double glazed window to side, built-in utility cupboard, radiator, wood effect floor covering, door to:-

KITCHEN 14'9 x 8'1 (4.50m x 2.43m)

Fitted comprising double bowl stainless steel sink unit set in rolled edge work surfaces with matching base and eye level units. Skimmed ceiling with inset spotlights, double glazed window to rear, further window and door to side, space for American style fridge/freezer, Range cooker, dishwasher and washing machine, fully tiled walls, wood effect floor covering.

LEAN-TO

Radiator, windows to side, door to rear garden.

FIRST FLOOR LANDING

Split level landing allowing access to:-

BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

Skimmed ceiling, double glazed window to front, radiator, access to:-

EN-SUITE SHOWER ROOM

Luxury fitted three piece suite comprising enclosed double shower cubicle with plumbed in shower, vanity unit incorporating low level w.c., and wash hand basin with mixer tap, double glazed frosted window to side, fully tiled walls, heated towel rail, tiled flooring.

BEDROOM TWO 10'8 x 9'6 (3.27m x 2.90m)

Skimmed ceiling, double glazed window to side, radiator.

BEDROOM THREE 9'4 x 7'9 (2.84m x 2.36m)

Skimmed ceiling, double glazed window to rear, radiator.

BATHROOM

Fitted three piece suite comprising panel enclosed bath with mixer tap and shower attachment, enclosed low level w.c., vanity wash hand basin, double glazed frosted window to side, fully tiled walls, wood effect floor covering.

OUTSIDE

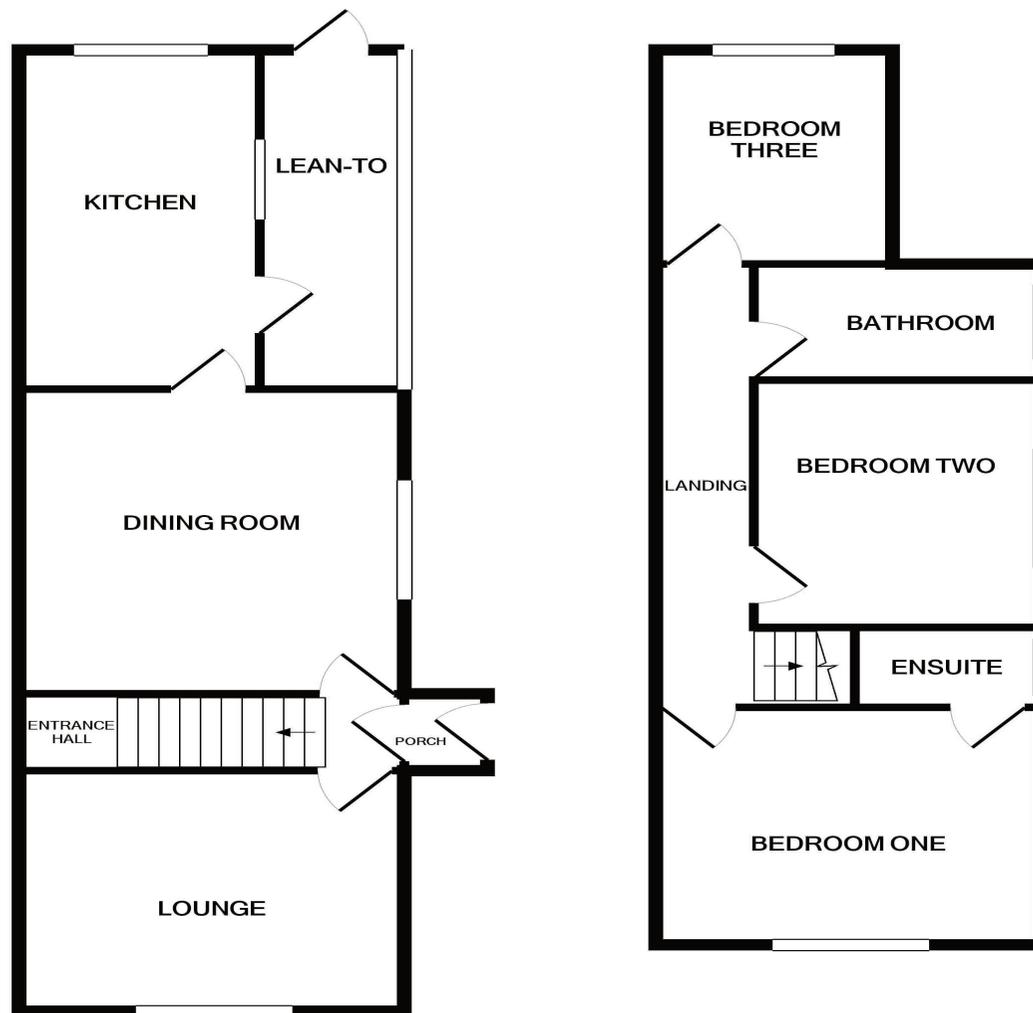
The property enjoys a wider than average rear garden for this location which is mainly laid to lawn with summerhouse, gated side access and courtesy door leading to workshop.

To the front of the property there is a driveway providing off street parking for several vehicles which is partly enclosed by brick wall.

WORKSHOP

Of timber construction with fitted work benches.





Visit our website at www.stoneridge-estates.co.uk or email us at info@stoneridge-estates.co.uk

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. We can also not confirm that such items are within the ownership of the seller. They may however be available by separate negotiation. Floorplans are for guidance purposes only and therefore not to scale. The agent has assumed relevant planning permissions are in place for any alterations the property has undergone and it is the responsibility of the seller to confirm this via their solicitor.

Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION

Stoneridge Estates is the trading name of Stoneridge Residential Limited. Registration Cardiff Number 09986833.

Registered address: No 1 Arcade Buildings, Station Road, Clacton on Sea, Essex, CO15 1SS