

FRONT Residential Estate Agents

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The Street
Little Clacton

£254,995



Spacious and well-appointed Victorian cottage

Four Bedrooms | Modern Kitchen/Diner | Two Bathrooms

Desirable location & position | Engaines School Catchment | Viewing Essential

FRONT are delighted to offer for sale this spacious and very well presented semi-detached house situated in delightful location close to the village centre of Little Clacton. The property has been substantially extended and offers versatile family accommodation and is ideally located for access to local schools and amenities, we therefore recommend an early viewing to avoid disappointment.

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Accessed via a part double glazed entrance door, the entrance hall has stairs rising to the first floor accommodation and internal doors to the lounge and sitting room.

The Lounge (23'2 x 13'8 max) is a bright and airy room with radiator, double glazed window to the front and side aspects and double glazed window and patio doors leading to the rear garden.

The Sitting Room (14'2 x 11') enjoys a feature Victorian style fire place with wood surround and decorative tiling. There is a radiator, double glazed window to the front aspect and opening to the Kitchen/Diner

The Kitchen/Diner (25'9 x 15'9 max) enjoys a range of Oak fronted contemporary style eye level units with matching cupboards and drawers below. There is an integrated double eye level oven with matching hob and extractor hood, an inset stainless steel sink with drainer and mixer taps, fitted work surfaces, radiator, skylight and double glazed window and door to the rear aspect.

Ground Floor Cloakroom fitted with a suite comprising wash hand basin, low level WC, radiator and obscure double glazed window to the rear aspect.

FIRST FLOOR ACCOMMODATION

The Master Bedroom (14'2 x 11') has two fitted wardrobes, radiator, loft access and double glazed window to the front aspect.

Bedroom Two (11'5 x 8'5) has a fitted wardrobe, radiator and double glazed window to the rear aspect.

Bedroom Three (10'9 x 7'6) enjoys a fitted wardrobe, loft access, radiator and double glazed window to the front aspect.

Bedroom Four (7'7 x 7'6) has a radiator and double glazed window to the side aspect.

The **Bathroom** is fitted with a contemporary white suite comprising a corner panel bath, pedestal wash hand basin, low level WC, radiator and obscure double glazed window to the rear aspect.

A separate **Shower Room** enjoys a fully tiled cubicle, wash hand basin set in to vanity unit, shaver point, built in airing cupboard housing solar power water heater, extractor fan and double glazed window to the rear aspect.









Outside & Gardens

To the front of the property there is a large driveway affording ample off road parking leading to the detached garage (20' x 9'5) which has power and light connected. To the rear the garden is predominantly laid to lawn with a host of well stocked deep borders featuring a variety of mature trees, shrubs and flowers. There is a large patio area to the side. There are a shed and greenhouse which we understand are to remain.

Location

Located in a desirable position close to the village centre of Little Clacton, the property is well located for local supermarkets being only a very short drive away. A local pharmacy, school and convenience store are close by. Clacton shopping village is approximately 1.5 miles away and the major town of Clacton with its comprehensive range of school, leisure, travel and shopping facilities is just a short drive away.



AGENT NOTE

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.