



- Semi Detached House
- Ample Off Road Parking & Garage
- Five Bedrooms
- Accommodation Across Three Floors
- Kitchen Breakfast Room With Island
- Conservatory With Planning Permission To Alter
- Two Bathrooms & Cloak Room/ Utility
- Three Reception Rooms
- Character and Charm
- Immaculate Condition Throughout
- Private & Enclosed Low Maintenance Rear Garden

## 18 Boley Drive, Clacton-on-Sea, Essex. CO15 6LB.

Simply stunning, this 5 bedroom family home recently renovated throughout, positioned in the sought after location of Boley Drive. The property layout has been extended and improved by the current owners. Highlights include modern fitted kitchen/ breakfast room with island, two reception rooms, utility, five bedrooms, balcony, en suite, beautifully landscaped garden, original character features. Situated close by to the local coastline Town Centre. To fully appreciate what this property has to offer early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

11' 4" x 9' 0" (3.45m x 2.74m) Wooden entrance door, radiator, panelled walls, tiled floor, stairs to first floor, understairs storage.

### Lounge



13' 7" x 13' 1" (4.14m x 3.99m) Bay fronted window to front, radiator, fireplace, picture rail.

### Kitchen/Breakfast Room



11' 6" x 10' 10" (3.51m x 3.30m) Double glazed window to side, underfloor heating, tiled floor, inset spot lights, modern fitted kitchen with a range of wall and base units, island with space for breakfast stools, Corian work top, tiled splash back, ceiling feature fan, inset sink with right hand drainer groves, integrated double Neff oven, induction hob wine cooler, dish washer, space for American fridge/freezer.

### Dining Room/ Snug

18' 2" x 11' 11" (5.54m x 3.63m) Tiled floor, underfloor heating, storage cupboard.

## Conservatory



9' 10" x 8' 7" (3.00m x 2.62m) Double glazed windows to side and rear, French doors to rear garden, two radiators, under floor heating, tiled floor.

## Lobby

Double glazed window to rear, UPVC door to side, tiled floor, underfloor heating, laminate worktop with space for undercounter fridge and freezer.

## Cloakroom/Utility

Double glazed window to rear, tiled floor, under floor heating, laminate worktop with space for washing machine, tumble dryer, low level WC, wall mounted sink tiled splash back and wall mounted boiler.

## First Floor

### Landing

Picture rail, panelling, fitted storage, doors leading to:

### Bedroom Two



13' 11" x 13' 0" (4.14m x 3.96m) Double glazed bay fronted window to front, radiator, inset spot lights, picture rail, built in shelving.

# Property Details.

## Bedroom Three



12' 2" x 8' 09" (3.71m x 2.67m) Double glazed window to rear, radiator, picture rail downstairs storage.

## Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed window to rear, radiator, picture rail.

## Bedroom Five

9' 0" x 7' 10" (2.74m x 2.39m) Double glazed window and door to front opening onto the balcony, radiator, picture rail.

## Family Bathroom

Double glazed obscure window to side, towel rail, inset spot lights, tiled floor, part tiled walls, vanity unit, panelled bath with over head shower.

## Second Floor

### Second Floor Landing

Velux window to rear, doors leading to:

### Master Bedroom



13' 10" x 10' 10" (4.22m x 3.30m) Velux windows to side, radiator, eaves storage, panelled feature wall, walk in wardrobe.

## Bathroom



Velux window, towel rail, low level WC, vanity unit, bath with over head shower, storage unit with counter top.

## Outside

### Driveway & Garage

Ample off road parking to the front aspect via the block paved driveway, leading to the garage with power, light and UPVC door to rear garden.

### Rear Garden



A generous private enclosed rear garden which has been recently landscaped to a high specification including contrasting tiles, raised area laid to artificial lawn, with steps to the patio, space for hot tub, retained by fencing, side access.

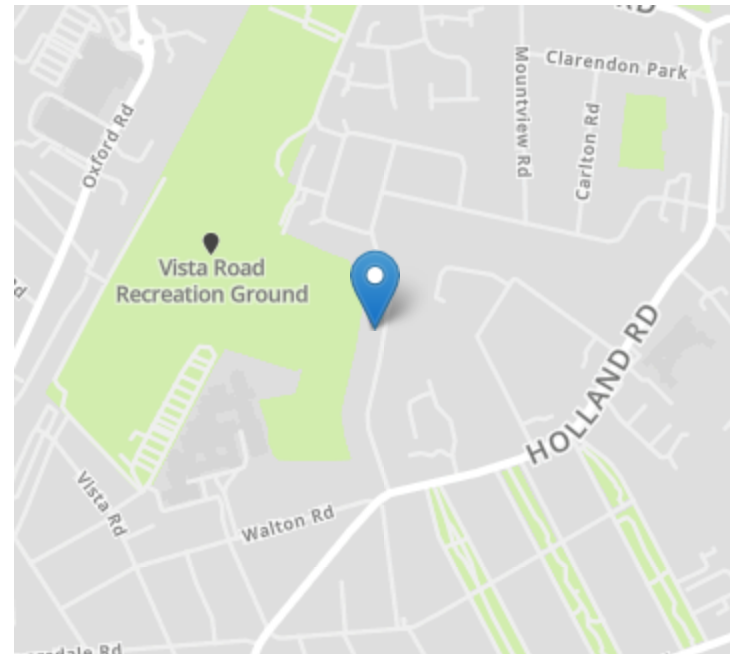
# Property Details.

## Floorplans



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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.