



20 Dunthorpe Road, Clacton-On-Sea, CO16 8YN

Asking Price £380,000



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LOOKING FOR a great size FOUR bedroom DETACHED family home. This is PERFECT FOR YOU. You will LOVE the location which is on the outskirts of Great Clacton. BOOSTS a DOUBLE GARAGE with Driveway for three/ four cars. It a FANTASTIC location for all amenities and is walking distance to Cann Hall Primary School, Clacton County High School and Brook Retail Park. This BEAUTIFUL family modern home has spacious rooms with LARGE kitchen/breakfast room, including a large central island and breakfast bar. INTEGRATED appliances, Double doors leading to the LARGE conservatory, great for entertaining family and friends, with space for large dining table and chairs. Double doors leading to Large LEVEL private garden with patio and lawn areas. DONT MISS OUT this is great family home PRICED TO SELL.



Entrance 14'6" x 8'3" (4.42m x 2.51m) bedroom, window to front aspect, recess space for double wardrobe.
Spacious size entrance hall. Doors to, lounge, kitchen, utility and WC.

Lounge 19'6" x 11'7" (5.94m x 3.53m) **Bedroom Four** 7'2" x 6'3" (2.18m x 1.91m)
Great size living room, bay window to front aspect, leading to conservatory with sliding doors. Bedroom Four, could be used as study or dressing room. Window over looking front aspect

Kitchen/Breakfast Room 20'6" x 11'3" (6.25m x 3.43m) **Bathroom** 8'92" x 6'55" (2.44m x 1.83m)
Family size Kitchen Breakfast Room. Full range of base and eye level units, work surface over. Tiled Floor, down lights, Integrated unit with wash hand basin and close coupled W/C. Airing cupboard with plenty of extra storage. Tiled walls. Window.

access to the utility room, Integrated appliances including; Microwave, Dishwasher, American size fridge freezer and Electric Oven which is located in the EXCELLENT ISLAND. double doors leading to conservatory.

Utility/Boot Room 21'0" x 11'4" (6.40m x 3.45m) **Exterior**
Space for automatic washing machine. Base and wall units with work surface. Door to side
Front / Parking Laid block paving offering EXCELLENT PARKING for 3-4 cars. Access to DOUBLE GARAGE. Gate to rear garden

Ground Floor WC
Fully Tiled, window to front aspect, Close Coupled W/C, wash hand basin.
Garage Double size garage with up and over garage door, overhead storage and Electrics.

Conservatory/ Dining Room 21'0" x 11'6" (6.40m x 3.51m) **Rear Garden**
BEAUTIFUL size brick based conservatory, with space for large dining table and chairs. Great room for entertaining. PERFECT FAMILY size garden. Beautiful SUNNY garden with direct access from conservatory. Great ENTERTAINING patio area for those SUMMER BBQ's, with family Garden furniture. Patio leading to main lawn area. Gate to front drive.
Double door leading to the LOVELY Garden.

First Floor Landing
BRIGHT and AIRY Landing. Glass and timber staircase, with return landing. Doors to all rooms. Access to loft

Master Bedroom 12'21" x 12'20" (3.66m x 3.66m)
EXCELLENT DOUBLE Master bedroom, built in wardrobes and overhead storage. Window to rear aspect and VIEWS over garden. Door to En-suite shower room.

En-Suite
large En-Suite shower room, with over head power shower, close coupled W/C, wash hand basin, Tilted floor. Window.

Bedroom two 12'2" x 10'4 (3.71m x 3.15m)
Great DOUBLE second bedroom, window with rear aspect and views over rear garden.

Bedroom Three 10'3" x 7'2" (3.12m x 2.18m)
Another great DOUBLE bedroom, currently used as a guest

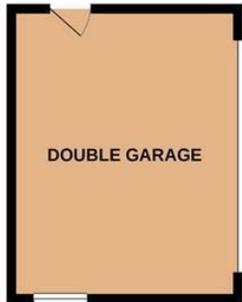




GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

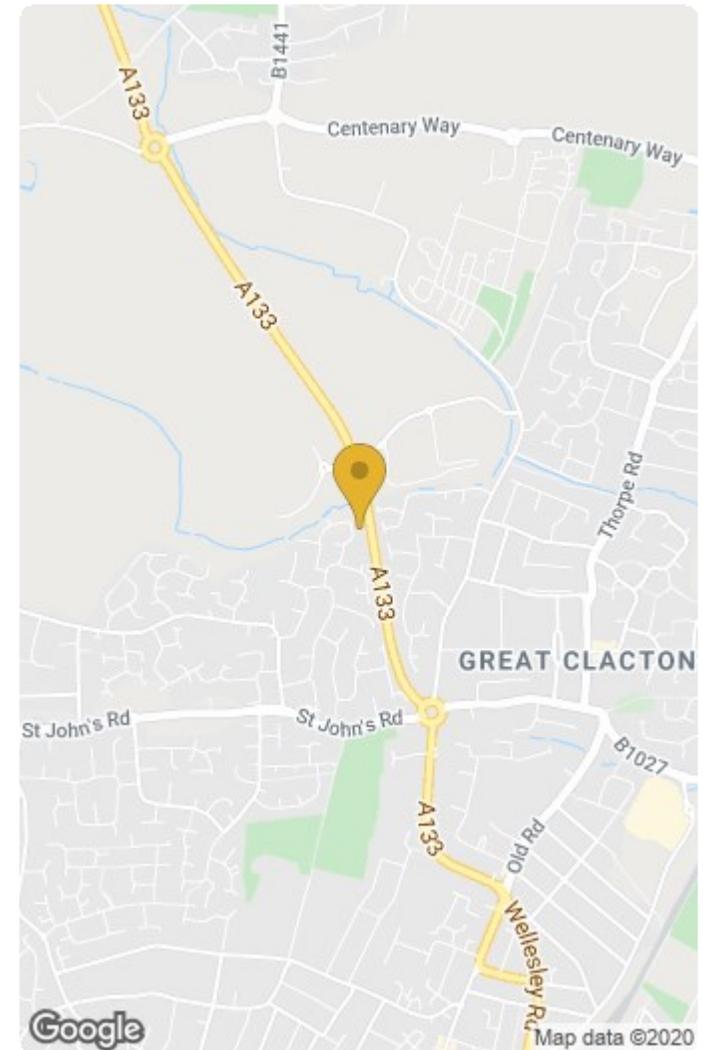


TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.

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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

