



29 Pickers Way, Clacton-on-Sea, CO15 5RU

OIEO: £350,000 Subject to Contract Freehold

A superb three/four bedroom semi detached family home with outstanding farmland and marshland views to the rear offered to an extremely high standard a short distance to shopping facilities and seafront.

- Superbly Presented Semi Detached Family Home
- Three/Four Bedrooms
- Lounge with Log Burner
- Stylish Kitchen
- Study/Bedroom Four
- Four Piece Bathroom Suite
- External Office Space
- Gardens Backing onto Holland Marshes with Open Views
- Superbly Presented Throughout



Beautifully presented three/four bedroom semi detached family home situated in a cul de sac in a delightful position looking onto Holland Marshes and also being a short distance to Holland seafront.

Double glazed entrance door leads to an entrance porch with cloaks hanging cupboard, further door leading to welcoming hallway with tiled flooring, stairs to the first floor and giving access to the stylish kitchen which is fitted with a range of contemporary units, work surfaces with cupboards under, space for range cooker with extractor fan over, wall mounted cabinets, double glazed window to front, inset sink with mixer taps, tiled flooring and opening nicely to the lounge to the rear.

Also from the hallway the utility can be found again with work surface, plumbing for washing machine, space for fridge/freezer and wall cabinets, which gives access to ground floor cloakroom which is fitted with a stylish suite, WC, hand basin with mixer taps and meter cupboards.

To the front of the property and accessed from the utility room is a study/bedroom four which has double glazed window to the front and side. The lounge is located to the rear and features log burning stove with alcove cupboards and shelving, sliding double glazed French doors to the patio terrace and further window to the rear.

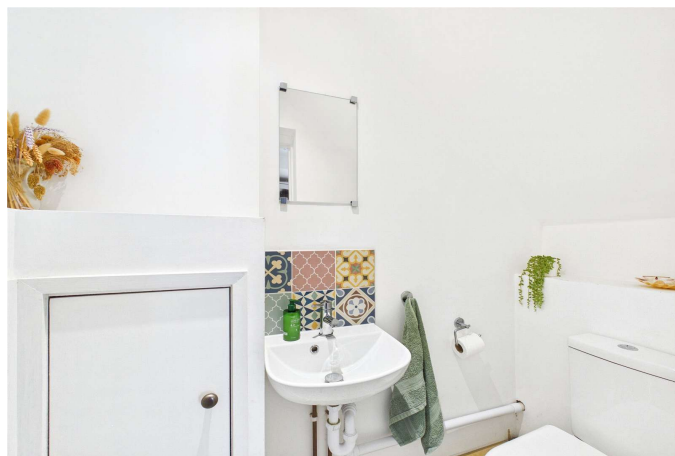
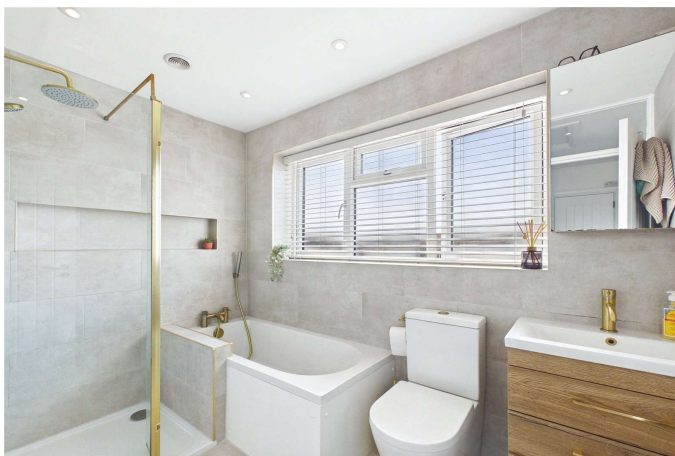
On the first floor the landing has open balustrade and gives access to the loft space and boiler cupboard.

Bedroom one being located to front with double and single wardrobes. Bedroom two is located to the rear with views over Holland Marshes and has dressing unit with a nest of drawers, double wardrobe and further single wardrobe. Bedroom three also has fitted bedroom furniture with wardrobes and dressing unit, again with window overlooking the marshland.

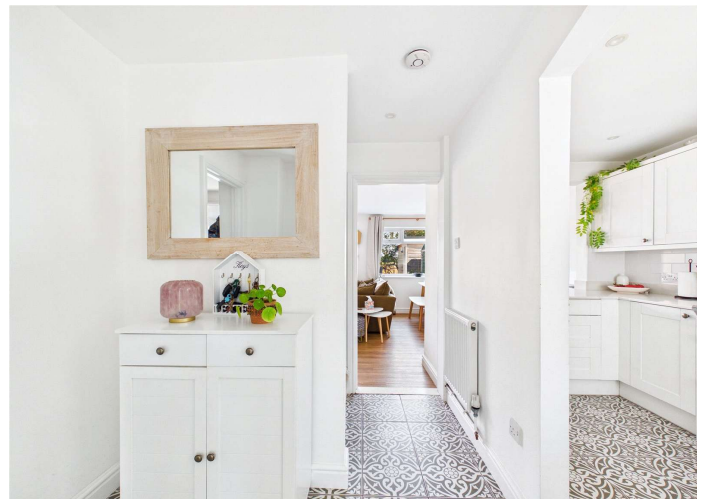
The bathroom comprises of a stylish four piece suite with walk in shower, panelled bath with mixer taps and shower attachment, WC and vanity sink with double glazed window to the front and complementary tiling.

Outside

To the rear of the property there is a good size garden with paved patio area adjacent to the property, storage shed and insulated timber external office space with double glazed door and window. The remainder of the garden is laid to lawn with decked seating area to the rear with outstanding views over Holland Marshes. Gated side access leads to the front where there is a block paved driveway providing off road parking for comfortably two cars.









Location

The property is situated in a cul de sac position in Holland on Sea which is also a short distance to Holland seafront and shopping facilities for day to day needs. Clacton town centre offers a further range of shopping facilities, bars and restaurants, and Clacton station with services for London's Liverpool Street, there is popular primary schooling and secondary schooling nearby.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

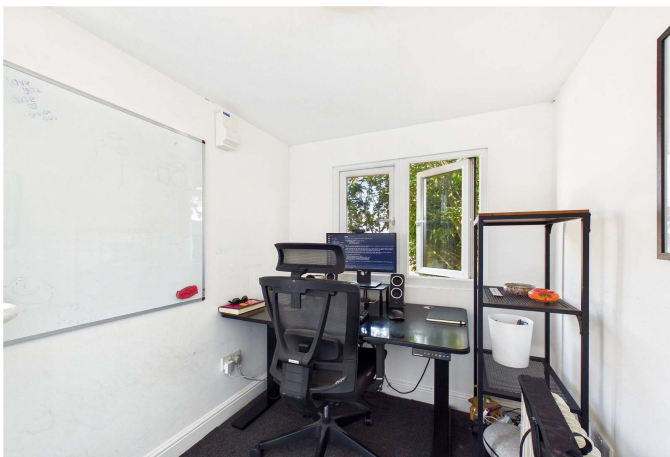
Tenure - Freehold

EPC Rating - TBC

Ref - COL260652/PC

Directions

Please use postcode CO15 5RU for Satnav.



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