



Rock Estates



11 Boley Drive, Clacton-On-Sea, CO15 6LA

£450,000



This beautifully updated 1930s detached family home perfectly blends modern conveniences with the timeless charm of its original features. Spacious and thoughtfully designed, the interior is bathed in natural light, creating a warm and inviting atmosphere throughout. The ground floor boasts a generously sized lounge and dining area, ideal for both relaxing family evenings and entertaining guests. Adjacent to this is a sleek, contemporary kitchen equipped with modern appliances and ample storage, designed to meet the needs of today's busy household.

Adding to the appeal is a bright conservatory that overlooks the private, west-facing rear garden—an ideal spot to unwind while enjoying views of the peaceful outdoor space. A recently renovated ground-floor shower room provides added convenience and complements the home's updated feel.

Upstairs, the landing opens onto a balcony, offering a quiet retreat and a pleasant spot to enjoy the outdoors. There are four well-proportioned

- Charming 1930s detached family home: Modernized throughout while preserving original features.
- Four generous bedrooms: Includes a contemporary first-floor bathroom with a separate WC.
- Convenient location: Easy access to Clacton train station, beach, town center, and top-rated local schools.
- Bright and spacious living areas: Large lounge/diner, modern kitchen, and a rear-facing conservatory.
- Private outdoor space: West-facing, unoverlooked rear garden and a balcony accessible from the landing.
- Ample parking: Off-road parking available for up to three cars Plus Garage with roller shutter door.

