



**TURPINS AVENUE,
HOLLAND-ON-SEA, ESSEX, CO15 5HE
£375,000 (Offers Over)**

DESCRIPTION:

Blake and Thickbroom are pleased to be offering this extended semi detached family home situated in the sought after seafront side of Holland on Sea on the Eastern outskirts of Clacton's town centre. The house occupies a prominent corner plot position with an in and out driveway and conveniently located within walking distance of Holland on Sea's shops, seafront and bus route to Clacton's town centre. As the vendor's chosen agent, an internal viewing is highly recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately a quarter of a mile passing Holland Park Primary School on the left hand side taking the next turning right into Deanhill Avenue. Proceed along Deanhill Avenue for approximately a quarter of a mile into Turpins Gardens, proceed into Turpins Gardens, bear right at roundabout and the house will be found on the corner of Turpins Gardens and Turpins Avenue on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 13'8 x 12' LOUNGE *

* 8'8 x 8'2 BATHROOM WITH SEPARATE SHOWER CUBICLE *

* GAS HEATING * REPLACEMENT DOUBLE GLAZED WINDOWS *

* 9' RECEPTION HALLWAY * 13'7 x 11'3 SITTING ROOM *

* CONSERVATORY / DINING AREA * UTILITY ROOM *

* 11'6 FITTED KITCHEN with BUILT IN APPLIANCES *

* GROUND FLOOR CLOAKROOM * CORNER PLOT POSITION *

* 20'5 x 15'9 DETACHED GARAGE * IN AND OUT DRIVEWAY *

* SEAFRONT SIDE OF HOLLAND ON SEA * VIEWING RECOMMENDED *

FIRST FLOOR: BEDROOM ONE: 13'10 (4.22m) x 12'0 (3.66m)

(into wardrobe recess). Range of built in wardrobes to one wall with white laminated fronted doors and drawer units. Radiator. Coved ceiling, moulded ceiling rose. Bay window to front.

BEDROOM TWO: 14'0 (4.27m) x 11'2 (3.40m)

Radiator. Window to rear.

BEDROOM THREE: 10'8 (3.25m) x 7'4 (2.24m)

Radiator. Window to front.

BATHROOM: 8'8 (2.64m) x 8'2 (2.49m)

White suite comprising of panelled bath, vanity hand wash basin, low level WC, separate shower cubicle. Tiled flooring, part tiled walls. Airing cupboard. Radiator. Windows to side.

LANDING:

Spacious landing. Loft access. Full height window to side. Turning stairflight to ground floor.

ENTRANCE LOBBY:

Double glazed entrance door to entrance lobby. Laminated wood flooring. Panelled roof. Downlighters. Further double glazed door with matching glazed side panel to:

RECEPTION HALLWAY: 9'0 (2.74m) x 7'7 (2.31m)

Radiator. Original varnished wooden flooring. Double glazed double doors to sitting room and further door to lounge.

LOUNGE: 13'8 (4.17m) x 12'0 (3.66m)

Radiator. Original varnished wooden flooring. Ornamental chimney breast. Moulded ceiling rose. Ornamental arched windows to side. Bay window to front.

SITTING ROOM: 13'7 (4.14m) x 11'3 (3.43m)

Ornamental fitted gas burner with decorative briquette surround, tiled hearth. Alcove storage cupboards. Radiator. Laminated wood flooring. Sliding double glazed patio doors to conservatory/dining area and further open plan design with ornamental brick archways leading through to kitchen.

KITCHEN: 11'6 (3.51m) x 7'7 (2.31m)

Fitted with a range of wood grain effect fronted kitchen units with granite work surfaces, inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with single oven below, extractor hood above, integrated dishwasher, fridge and freezer. Tiled flooring, part tiled walls. Understairs storage cupboard. Purpose built breakfast bar. Window to side. Door leading through to:

UTILITY ROOM: 11'10 (3.61m) x 5'9 (1.75m)

Matching granite work surfaces with storage space under, eye level cupboards. Double width storage cupboard housing gas boiler, storage shelving. Double glazed door to outside, internal door to:

CLOAKROOM:

Low level WC, hand wash basin. Radiator. Tiled flooring. Extractor fan. Window to side.

CONSERVATORY / DINING AREA: 10'6 (3.20m) x 9'3 (2.82m)

Panelled roof. Radiator. Laminated wood flooring. French style double glazed doors to outside.

OUTSIDE:

As previously mentioned, the property occupies a prominent corner plot position with concrete patterned in and out driveway to the front of the property providing off road parking for several vehicles, stoned borders with front boundary walling. Side gate access leading through to paved side garden, storage shed to remain. Further lawned rear garden with paved patio area, ornamental pergola, flower and shrub borders, outside tap. Door to:

DETACHED GARAGE: 20'5 (6.22m) x 15'9 (4.80m)

Power and light connected, remote control up and over door. Additional parking space at the front of the garage with access from Seafields Gardens.

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