



HOLLAND PARK,
CLACTON-ON-SEA, ESSEX, CO15 6LS
£475,000 (Asking Price)

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this extended 1930's family home situated in the highly regarded Holland Park area of Clacton on Sea. This substantial family home is ideally located within reach of favoured schools, seafront and major supermarket outlets. An internal inspection is warranted to fully appreciate the size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road, turning left into Carnarvon Road. First right into Skelmersdale Road. Proceed past the railway station on the left hand side and at the far end turn left into Holland Road. Proceed along Holland Road for approx half a mile before turning left into Holland Park. Follow the road round to the left and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR DOUBLE BEDROOMS * EN SUITE TO MASTER BEDROOM * 27'3 LOUNGE *
- * 12' x 11'10 DINING ROOM * STUDY * GROUND FLOOR WC *
- * 23'3 MODERN FITTED KITCHEN/BREAKFAST ROOM * FOUR PIECE FAMILY BATHROOM *
- * GAS HEATING * DOUBLE GLAZING * APPROX 90' SOUTH-EASTERLY FACING REAR GARDEN * 17'2 CAR PORT * AMPLE OFF ROAD PARKING *
- * FAVOURED SCHOOL CATCHMENT * HIGHLY REGARDED LOCATION * SOLE AGENTS *

ENTRANCE LOBBY:

UPVC entrance door to entrance lobby. Karndean flooring, further door to entrance hall.

ENTRANCE HALL:

Continuation of Karndean flooring, radiator, turning stair flight to first floor with stain glass leaded window to side. Doors to ground floor cloakroom, kitchen/breakfast room, dining room and lounge.

LOUNGE: 27'3 (8.31m) x 12'4 (3.76m)

Open fire place with red brick surround and mantle, tiled hearth. Sliding patio doors leading to rear garden. Further multi pane double doors leading to study.

STUDY: 9'1 (2.77m) x 7'0 (2.13m)

Radiator, double glazed window to front.

KITCHEN BREAKFAST ROOM: 23'3 (7.09m) x 14'6 (4.42m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces and matching breakfast bar peninsula with cupboards, drawers and storage space under. Range of matching eye level cupboards with work surfaces lighting under. Integrate five ring gas hob with extractor canopy above. Built in double oven, dish washer, further matching cupboards and larder cupboard concealing wall mounted gas boiler and plumbing for washing machine. Karndean flooring, double glazed window to side, further double glazed window to rear overlooking the rear garden.

DINING ROOM: 12'0 (3.66m) x 11'10 (3.61m)

Radiator, double glazed arch window to side, further double glazed window to front.

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, vanity wash basin, double glazed window to side.

FIRST FLOOR LANDING:

Spacious area affords access to all bedrooms and family bathroom with built in double width airing cupboard with linen shelving.

BEDROOM ONE: 14'8 (4.47m) x 10'0 (3.05m)

Radiator, walk in double width wardrobes with fitted shelving. Double glazed window to rear, door to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with low level WC, vanity wash basin, shower cubicle, radiator, double glazed window to side.

BEDROOM TWO: 13'0 (3.96m) x 12'5 (3.78m)

Radiator, double glazed window to front.

BEDROOM THREE: 11'10 (3.61m) x 11'10 (3.61m)

Radiators, double glazed arch window to side, further double glazed window to front.

BEDROOM FOUR: 13'3 (4.04m) x 8'5 (2.57m)

(plus door recess) Radiator, double glazed window to rear.

FAMILY BATHROOM: 9'0 (2.74m) x 7'6 (2.29m)

Four piece white coloured suite comprising shower quadrant, panelled bath, vanity wash basin with cupboards under, low level WC, chrome effect radiator, tiled flooring, part tiled walls, access to loft. Double glazed window to side.

OUTSIDE:

Substantial hard standing to the front with raised beds affording off road parking for at least three cars and vehicular access to the left hand side of the property to car port. 17'2 x 9' access to store room and secure pedestrian access to rear garden. South-easterly facing rear garden approx 90' in length, laid to lawn with substantial paved patio area adjacent to the rear of the property. Further raised patio area to the foot of the garden with inset flower and shrub beds, partially concealed timber shed and summer house. The garden is retained by timber fencing and mature hedging.





GROUND FLOOR

1ST FLOOR



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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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