





**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this much improved and extended detached chalet style bungalow situated in the one of the most highly regarded locations within the Holland on Sea area. This spacious property affords versatile accommodation and an internal viewing is recommended.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade to the far end and at the roundabout take the second exit following signs for Frinton & Walton. Take the second turning on the right into Manor Way. The property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

- \* THREE BEDROOMS \* EN SUITE SHOWER ROOM \* 23'9 max x 16'1 max OPEN PLAN KITCHEN/DINER OVERLOOKING REAR GARDEN \*
- \* 14'6 x 12' LOUNGE \* REFITTED GROUND FLOOR SHOWER ROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \* APPROX 60' REAR GARDEN \*
- \* OFF ROAD PARKING \* GARAGE \* STROLL TO THE SEAFRONT \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE LOBBY:**

Double glazed side entrance door to entrance lobby. Further door to entrance hall.

**ENTRANCE HALL:**

Radiator, tiled flooring, built in storage cupboard, further built in airing cupboard.

**KITCHEN DINER:** 23'9 (7.24m) x 16'1 (4.90m)

(max) L Shaped. Kitchen area is fitted with a range of white laminated fronted units comprising laminated work surfaces with inset one and a half bowl sink unit. Cupboards, drawers and storage space under, range of matching eye level cupboards, integrated four ring gas hob with oven under, extractor canopy above. Radiator, tiled flooring, double glazed windows to side. Further double glazed double doors and windows overlooking rear garden. Open plan access to dining area, radiator, window to rear. Open plan access to lounge.

**LOUNGE:** 14'6 (4.42m) x 12'0 (3.66m)

(max) Radiator, feature fire place, double glazed window to side, further door to entrance hall. Stair flight to first floor.

**BEDROOM TWO:** 12'0 (3.66m) x 12'0 (3.66m)

(max) Radiator, fitted wardrobes, double glazed window to front.

**BEDROOM THREE:** 12'0 (3.66m) x 11'8 (3.56m)

Radiator, double glazed bay window to front.

**GROUND FLOOR SHOWER ROOM:**

Refitted with a white coloured suite comprising walk in glass enclosure, vanity wash basin with enclosed low level WC, fully tiled walls, tiled flooring, chrome effect radiator, double glazed windows to side.

**FIRST FLOOR LANDING:**

Eaves access, door to master bedroom.

**BEDROOM ONE:** 15'7 (4.75m) x 14'2 (4.32m)

(plus recess), sky light window to rear, opening to en suite shower room.

**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising vanity wash basin, low level WC, recessed shower enclosure, chrome effect radiator, fully tiled walls, tiled flooring, sky light window to side.

**OUTSIDE:**

Shingled frontage affording ample off road parking, partially retained by brick wall. Driveway extending to the left hand side of the property to the detached garage. Further pedestrian access can be found to the right hand side. The rear garden is approximately 60' in length with shaped flower and shrub borders. Lawned areas, substantial timber pergola and large paved patio area adjacent to the rear of the bungalow. Service door to garage. 17'9 x 8'3 max up and over door.

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**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: D. EPC: D

Services connected

Electricity - Yes

Gas - Yes

Water- Yes

Sewerage Type - Mains

Telephone and Broadband coverage - Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage the of mobile phone and broadband for this property.

Any additional property charges - No

Non standard property features to note - Yes

The property is situated on an unadopted road.

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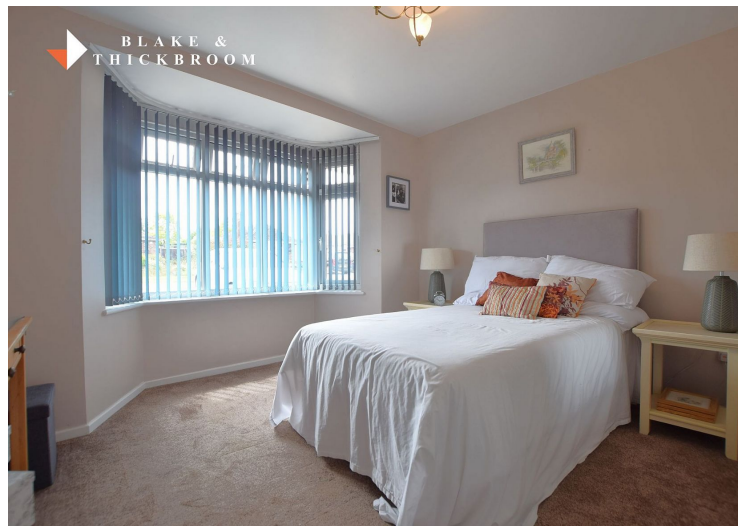
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GROUND FLOOR

1ST FLOOR



MANOR WAY, HOLLAND-ON-SEA, ESSEX, CO15 5UA

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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