



BLAKE & THICKBROOM



HOLLAND ROAD,
CLACTON-ON-SEA, ESSEX, CO15 6ND
£420,000 (Asking Price)

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DESCRIPTION:

Blake & Thickbroom are pleased to be offering this spacious modern detached bungalow occupying a non estate position within the highly regarded East Clacton area. The property can be found within walking distance of Clacton's seafront and local shopping facilities and bus stops and within a 5 minute drive of major supermarket outlets.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street. Straight across the traffic lights into the second part of the High Street. Continue along the High Street leading into Holland Road. Continue along Holland Road passing the school on the right and the bungalow can be found on the right handside.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE DOUBLE BEDROOMS * EN SUITE SHOWER ROOM TO MASTER BEDROOM *

* 14'3 LOUNGE * 11'4 CONSERVATORY * 16'4 x 11'7 FITTED KITCHEN/BREAKFAST ROOM *

* SEPARATE UTILITY ROOM * GAS HEATING (new boiler fitted 2021) *

* ATTACHED GARAGE * OFF ROAD PARKING *

* LANDSCAPED SOUTHERLY FACING REAR GARDEN * FAVOURED LOCATION * VIEWING RECOMMENDED *

RECEPTION HALLWAY:

Part glazed side entrance door with matching side panel to reception hallway. L Shaped, radiator, access to loft with telescopic ladder, built in linen cupboard with radiator. Tiled flooring, doors to:

LOUNGE: 14'3 (4.34m) x 13'9 (4.19m)

Ornamental fire surround with inset electric fire, radiator, tiled flooring, double glazed sliding patio doors to conservatory.

CONSERVATORY: 11'4 (3.45m) x 10'10 (3.30m)

UPVC construction with vaulted panelled roof, double glazed windows to side and rear, tiled flooring, double glazed sliding patio doors to garden.

KITCHEN BREAKFAST ROOM: 16'4 (4.98m) x 11'7 (3.53m)

Fitted to three walls. Range of laminated fronted units comprising laminated rolled edge work surfaces with inset one and a half bowl sink unit with mixer tap over. Cupboards, drawers and storage space under, range of matching eye level cupboards with tiled splashbacks. Integrated double oven, five ring gas hob, dish washer. Tiled flooring, double glazed window to rear, door to utility room.

UTILITY ROOM: 6'1 (1.85m) x 5'2 (1.57m)

Plumbing for automatic washing machine, wall mounted gas boiler, part tiled walls, double glazed door to outside.

BEDROOM ONE: 15'3 (4.65m) x 11'5 (3.48m)

(plus bay recess) Radiator, tiled flooring, bay window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising low level WC, pedestal wash basin, shower cubicle, tiled walls, tiled flooring, radiator. Double glazed window to front.

BEDROOM TWO: 11'0 (3.35m) x 10'9 (3.28m)

(currently used as dining room) Radiator, tiled flooring, double glazed window to side.

BEDROOM THREE: 11'0 (3.35m) x 9'3 (2.82m)

Radiator, tiled flooring, double glazed window to front.

BATHROOM:

White suite comprising jacuzzi corner bath with mixer tap and shower attachment, pedestal wash basin, low level WC, radiator, fully tiled walls, double glazed window to side.

OUTSIDE:

Lawned frontage retained by brick wall with block paved driveway extending down the side of the property and affording off road parking and access to attached garage. Pedestrian access to rear garden, further pedestrian access to covered drying area which is block paved raised shrubbery boxes, panelled roof and further access to rear garden. The landscaped rear garden enjoys a southerly aspect with block paved patio area retained by shrubbery borders and brick edging stepping upto shaped lawned area to well stock borders. Service door to garage with remote control roller shutter door, power and light connected.

AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band E. EPC Rating C.

Services Connected

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone and Broadband coverage - Yes

All prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

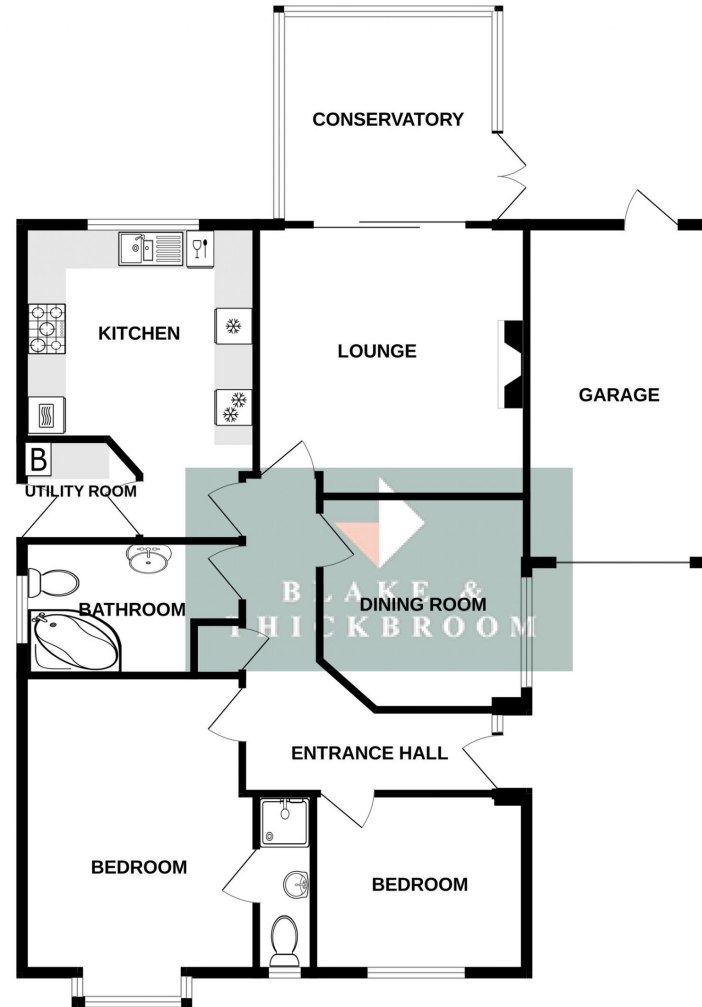
Any additional property charges - No

Non standard property features to note - None





GROUND FLOOR



HOLLAND ROAD, CLACTON-ON-SEA, ESSEX, CO15 6ND

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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