



**DESCRIPTION:**

Being offered on a price range of £360,000 TO £370,000. Blake & Thickbroom are delighted to be offering for sale this beautifully presented three bedroom detached chalet style bungalow located in the sought after and highly regarded Holland on Sea area. The property boasts two generous size reception rooms and a beautifully landscaped lawned rear garden in excess of 70'. An internal inspection is highly recommended to fully appreciate the accommodation on offer.

**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. Proceed along Holland Road passing Holland Park Primary School on left hand side, at roundabout, take second exit, proceed towards Holland on Sea, turn left at the Holland on Sea sign into Sladburys Lane and after a short distance the property will be found on the right hand side.

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

- \* THREE BEDROOMS \*
- \* 22'3 x 11'11 LOUNGE \* 22' x 11'3 KITCHEN DINER \*
- \* 14'9 x 13'11 CONSERVATORY \*
- \* GROUND FLOOR SHOWER ROOM \* FIRST FLOOR WC \*
- \* GENEROUS EAVES STORAGE \*
- \* GAS HEATING VIA RADIATOR \* DOUBLE GLAZING \*
- \* LANDSCAPED REAR GARDEN IN EXCESS OF 70' \*
- \* GARAGE & OFF ROAD PARKING \*
- \* SOLE AGENTS \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 19'10 (6.05m) x 9'10 (3.00m)  
Radiator. Fitted wardrobes. Replacement double glazed windows to front, rear and side.

**BEDROOM TWO:** 14'11 (4.55m) x 11'5 (3.48m)  
Radiator. Fitted wardrobes. Eaves storage affording generous storage space. Replacement double glazed window to side.

**BEDROOM THREE:** 11'9 (3.58m) x 5'9 (1.75m)  
Radiator, Loft access. Replacement double glazed window to front.

**FIRST FLOOR WC:**  
Fitted with low level WC, vanity hand wash basin. Replacement double glazed window to rear.

**FIRST FLOOR LANDING:**  
Doors to all rooms. Stairs to ground floor. Replacement double glazed window to rear.

**ENTRANCE HALL:**  
Radiator. Understairs storage. Doors to all rooms.

**SHOWER ROOM:**  
Fitted with a modern shower suite comprising of shower tray with electric shower, vanity hand wash basin with mixer tap, low level WC. Heated towel rail. Extractor fan. Fully tiled walls, tiled flooring. Two replacement double glazed windows to rear.

**KITCHEN DINER:** 22'0 (6.71m) x 11'3 (3.43m)  
Modern fitted kitchen comprising of cream laminated fronted units, wooden work surfaces and inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, integral double oven, five ring gas hob with extractor hood above, washing machine, dishwasher, cupboard housing wall mounted combi boiler. Radiator. Part tiled walls. Replacement double glazed bay window to front, replacement double glazed window and door leading to side.

**LOUNGE:** 22'3 (6.78m) x 11'11 (3.63m)  
Two radiators. Multi fuel burner with brick base and surround fireplace. Two single glazed windows to side, replacement double glazed window to front. Access to:

**CONSERVATORY:** 14'9 (4.50m) x 13'11 (4.24m)  
Of brick base construction with panelled roof. Radiator. Double glazed aspects to sides and rear, French style doors leading to rear garden.

**OUTSIDE:**  
Block paved driveway to the front of the property affording access for off road parking, shingled with shrubs on left hand side. Double gates leading to garage with up and over door, power and light connected. Concrete area for additional off road parking. Side access to:

**REAR GARDEN:**  
Beautifully landscaped rear garden benefitting from being in excess of 70', range of mature trees and shrubs, partly laid to lawn. Wooden storage shed to remain with power and light connected. Power outlet in rear garden. The garden is partially retained by wooden panelled fencing.

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**AGENTS NOTES:**  
Material information for this property.  
Tenure is Freehold.  
Council Tax Band C.  
EPC Rating D.  
Services Connected.  
Electricity - Yes.  
Gas - Yes.  
Water- Yes.  
Sewerage type - Mains.  
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.  
Any additional property charges - No.  
Non standard properties features to note - None.















# Ground Floor

