



**BLAKE & THICKBROOM**



**SLADBURYS LANE,  
HOLLAND-ON-SEA, ESSEX, CO15 4BE  
£375,000 (Asking Price)**

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**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this spacious three bedroom detached bungalow situated on a substantial plot. The property is being offered for sale in beautiful condition and has undergone refurbishments at the hands of the current owners over recent years. The property also benefits from a considerable frontage and a westerly facing rear garden. An internal inspection is highly recommended to avoid missing out on this opportunity.

**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 left hand side.

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

\* THREE BEDROOMS \* MODERN BATHROOM SUITE \*

\* 15'11 x 10'11 LOUNGE \* 10'10 MODERN KITCHEN WITH UNDERFLOOR HEATING \*

\* GAS HEATING \* 10'11 x 8'11 CONVERTED GARDEN ROOM \*

\* WESTERLY FACING GARDEN \* SUBSTANTIAL PLOT \* GARAGE \*

\* STUNNING VIEWS \* VIEWING RECOMMENDED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Entrance door to entrance hall. Storage cupboard housing boiler, doors to all rooms.

**BEDROOM ONE:** 12'0 (3.66m) x 10'10 (3.30m)

Radiator, replacement double glazed windows to front and side.

**BEDROOM TWO:** 10'11 (3.33m) x 9'11 (3.02m)

Radiator, replacement double glazed windows to side and rear. Door glazed door to garden.

**BEDROOM THREE:** 11'1 (3.38m) x 8'1 (2.46m)

Radiator, replacement double glazed window to rear.

**BATHROOM:**

Refitted comprising low level WC, vanity hand wash basin with mixer tap and cupboards under, panelled bath with shower attachment and shower screen. Electric mirror, access to loft, fully tiled walls, tiled flooring, extractor fan, heated towel rail. Replacement double glazed window to side.

**LOUNGE:** 15'11 (4.85m) x 10'11 (3.33m)

Radiator, two stained glass windows with wooden frames to the side. Replacement double glazed window to front, access to kitchen.

**KITCHEN:** 10'10 (3.30m) x 8'11 (2.72m)

Modern fitted kitchen comprising navy fronted units with laminated rolled edge work surfaces. Inset one and a half bowl sink unit. Cupboards, drawers and storage space under, range of eye level cupboards. Integrated oven, washing machine, electric hob with extractor hood, integrated fridge and freezer. Part tiled walls, under floor heating, sky light window, replacement double glazed window to rear, door to garden room.

**GARDEN ROOM:** 10'11 (3.33m) x 8'11 (2.72m)

(garage conversion) Power and light connected, replacement double glazed window to rear. The remainder of the garage is 9'4 x 6'6 with power and light connected.

**OUTSIDE:**

To the front of the property is a concrete driveway providing off road parking remainder is lawned with flower and shrub borders and benefits from stunning views. Additional side gate access, further access to the garage with up and over door. Side gate access leading to the rear garden. The rear garden is westerly facing with indian stone stone patio adjacent to the bungalow affording access for seating. The remainder is lawned with outside lighting, outside tap. Courtyard area for bin store. The garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: B. EPC: C

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 of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: None





