



BLAKE & THICKBROOM



BEDFORD ROAD,
HOLLAND ON SEA, ESSEX, CO15 5LH
£550,000 (Asking Price)

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DESCRIPTION:

A SOUTH FACING GARDEN WITH AN ENTERTAINMENT ROOM TO DREAM OF
 Beautifully presented extended detached bungalow all on one level, which enables flexible use of generous rooms from a 10m (32'10) grand central hallway. This bungalow is situated on the highly sought-after seafront side of Holland on Sea, a location that is just a short walk from both Holland on Sea seafront and the village centre affording an array of shopping facilities. The bungalow is being offered for sale with no onward chain and an internal viewing is highly recommended to fully appreciate the size and the quality of this stunning home. Clacton town centre and mainline railway station with its direct links to London Liverpool Street are within two miles.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade. Upon reaching Kings Parade, take the second turning on the left into Hazelmere Road. Proceed into Hazelmere Road taking the fourth turning on the right into the initial part of Bedford Road and the bungalow can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* 1800 SQ FT APPROX OF BEAUTIFULLY PRESENTED ACCOMMODATION *

* FOUR/FIVE BEDROOMS * TWO EN SUITES & FAMILY BATHROOM *

* 15' LOUNGE WITH BI FOLDING DOORS TO GARDEN * 34' ENTRANCE HALLWAY *
 SEPARATE CLOAKROOM & UTILITY AREA *

* 13' DINING ROOM/BEDROOM FIVE * 14'8 LUXURY FITTED KITCHEN/BREAKFAST ROOM *

* 8'10 FULLY FITTED STUDY * GAS HEATING *

* DOUBLE GLAZING * 60' x 47' SOUTH FACING MATURE SECLUDED REAR GARDEN *

* 21'8 ENTERTAINMENT ROOM WITH BI FOLDING DOORS * IN & OUT DRIVEWAY * 12' BRICK
 BUILT WORKSHOP *

* 16 SOLAR PANEL SYSTEM * SOLE AGENTS *

ENTRANCE HALL: 34'0 (10.36m) x 7'5 (2.26m)

(max) Double glazed entrance door to entrance hall. Two radiators, Amtico patterned flooring in light oak effect with two circular detail designs, further built in airing cupboard housing pressurized cylinder, access to loft with fitted drop down ladder and mostly boarded, housing gas boiler, potential for loft conversion subject to planning permission. Solid wood panelled doors to:

BEDROOM ONE: 14'9 (4.50m) x 13'0 (3.96m)

(into bay recess) Solid wood wooden panel flooring, radiator, built in wardrobes with cream coloured laminated fronted doors, bay window to front with fitted privacy shutters. Door to en suite shower room.

EN SUITE SHOWER ROOM:

Shower cubicle, hand wash basin, low level WC, fully tiled walls, tiled flooring, down lighters, back lit mirror with shaver point, extractor fan.

BEDROOM TWO: 14'7 (4.45m) x 13'0 (3.96m)

(into bay recess) Currently used as music room. Fitted range of gloss finish units with inset single drainer sink unit with cupboards and drawers under, eye level cupboards, high gloss back splash, space for full height fridge freezer, radiator, tiled flooring, down lighters, bay window to front with fitted privacy shutters.

BEDROOM THREE: 14'8 (4.47m) x 9'3 (2.82m)

(max narrowing to 6'6) Laminated wood flooring, radiator, window to side.

BATHROOM:

White suite comprising of solid oak wood panelling to the bath bath with mixer taps and retractable hidden shower attachment, separate corner shower cubicle, low level WC, ornate single marble bowl wash basin with mixer tap on black granite work surface with solid oak single cupboard below. Black granite window sill. Heated towel rail, fully tiled walls, Amtico flooring cream tiled with inlaid boarders. Window to side.

SEPARATE CLOAKROOM:

Low level WC, hand wash basin with double cupboard below, solid oak wooden panel flooring, wood panelling to walls, radiator, built in storage cupboard housing electricity meter, extractor fan.

DINING ROOM/BEDROOM FIVE: 13'0 (3.96m) x 11'4 (3.45m)

Double doors from reception hallway. Ornamental fire place, two radiators, windows to side.

KITCHEN BREAKFAST ROOM: 14'8 (4.47m) x 9'1 (2.77m)

Luxuriously appointed with a range of cream coloured laminated units with granite worksurfaces with inset one and a half bowl ceramic butler style sink unit with mixer tap. Cupboards under, matching granite upstands to work surfaces, eye level cupboards, fitted five ring halogen hob unit with extractor hood above. Further built in twin single ovens below, integrated fitted full height fridge and freezer, integrated dish washer and microwave oven. Matching dresser unit with black granite breakfast bar, further range of tall larder storage cupboards. Amtico flooring cream tiled with inlaid decorative boarders Window to side, open plan design leading to utility area.

UTILITY AREA: 5'10 (1.78m) x 5'9 (1.75m)

Laminated work surfaces with stainless steel single drainer sink unit with mixer tap and cupboard under, part tiled walls, Amtico flooring cream tiled with inlaid decorative boarders, tiled flooring, down lighters, heated towel rail. Double glazed door to outside.

LOUNGE: 15'0 (4.57m) x 15'0 (4.57m)

Part glazed solid wood door to ornamental feature stone fire surround, laminated wood flooring, radiator, south facing bi folding doors to rear garden. Solid wood partially glazed double doors to study.

STUDY: 11'4 (3.45m) x 8'10 (2.69m)

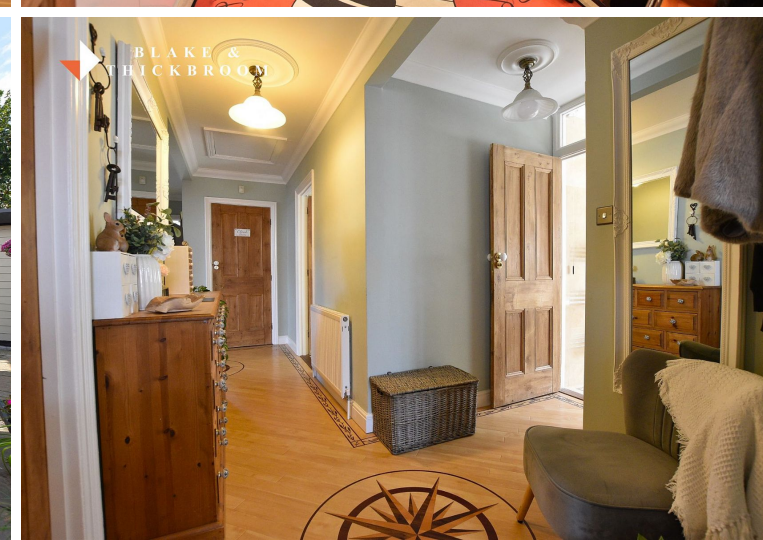
South facing picture window to rear garden, range of light oak fitted tall partially glazed storage units, purpose built desk unit with drawers of various sizes to house hanging files, down lighters, ceiling fan, radiator, window to rear. Internal door to bedroom four.

BEDROOM FOUR: 12'9 (3.89m) x 7'10 (2.39m)

Fitted desk unit, range of built in wardrobes with mirror fronted doors, radiator, double glazed door with side panel to courtyard area. Hanging rails to former shower recess, ceramic tiled flooring. Internal door to en suite cloakroom.

EN SUITE CLOAKROOM:

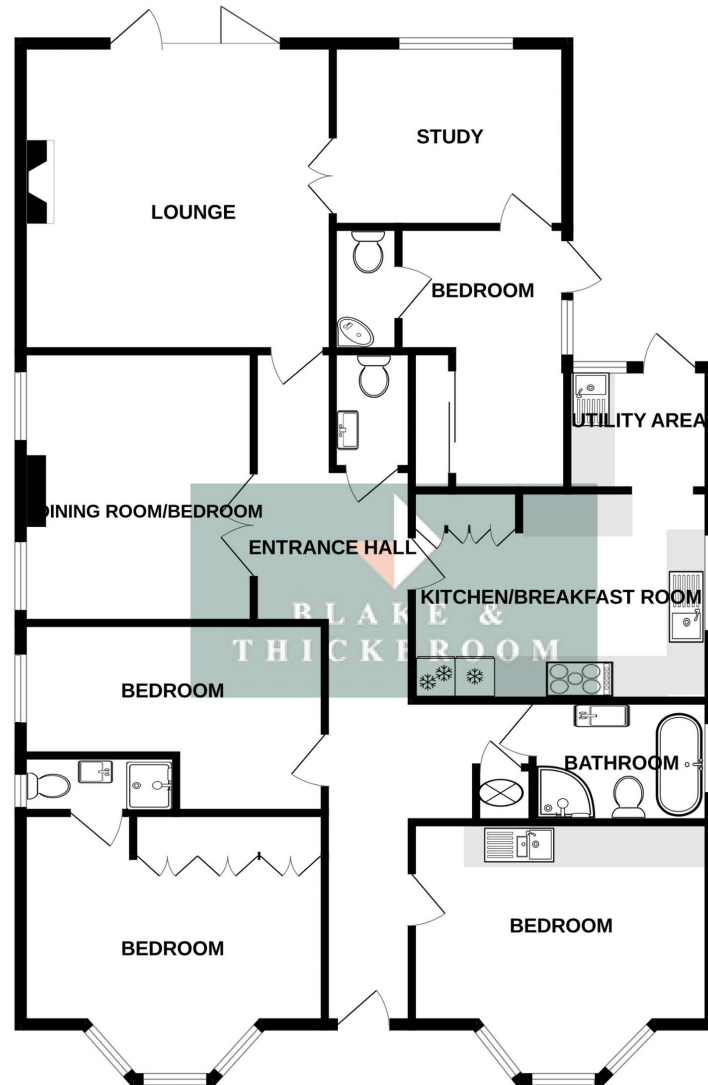
Low level WC, hand wash basin, wood panelling to walls, ceramic tiled flooring, extractor fan.







GROUND FLOOR



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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