



**VIKING WAY,
HOLLAND-ON-SEA, ESSEX, CO15 5TL
£365,000 (Asking Price)**

DESCRIPTION:

BENEFITTING FROM STUNNING VIEWS AND OOZING KERB APPEAL.
Blake & Thickbroom are delighted to be offering for sale this beautifully presented three bedroom extended semi detached chalet style bungalow boasting three bathrooms, three receptions and stunning views. The property is situated on a generous plot and is conveniently located within walking distance of local shops, bus routes and Holland on Sea's regenerated seafront. An internal viewing is highly recommended to avoid disappointment on this rare opportunity.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Proceed past the Kingscliff hotel on the left hand side. At the far end of Kings Parade, take the second exit on the roundabout onto Frinton Road, first left into Viking Way and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* VIDEO TOUR AVAILABLE *

* THREE BEDROOMS * TWO ENSUITE SHOWER ROOMS *

* 15'10 x 11'2 LOUNGE *

* 21'10 x 15'1 KITCHEN DINER * SEPARATE DINER *15'10 x 8'9 *

* GROUND FLOOR BATHROOM * GROUND FLOOR CLOAKROOM *

* UTILITY ROOM *

* HYBRID HEATING SYSTEM * DOUBLE GLAZING *

* CCTV SECURITY SYSTEM *

* WESTERLY FACING REAR GARDEN *

* STUNNING VIEWS * SOLE AGENTS *

FIRST FLOOR: BEDROOM ONE: 14'1 (4.29m) x 11'6 (3.51m)

Radiator. Double glazed window to rear. Door to:

ENSUITE SHOWER ROOM:

Fitted with shower tray with sliding door and shower attachment, vanity wash basin, low level WC. Fully tiled walls. Double glazed window to rear.

BEDROOM TWO: 12'11 (3.94m) x 7'11 (2.41m)

Radiator. Fitted wardrobe. Double glazed window to front. Door to:

ENSUITE SHOWER ROOM:

Fitted with shower tray with sliding door and jacuzzi shower, vanity wash basin, low level WC. Extractor fan.

BEDROOM THREE: 10'8 (3.25m) x 9'8 (2.95m)

Radiator. Fitted wardrobe. Double glazed window to front.

FIRST FLOOR LANDING:

Storage cupboard. Doors to all rooms. Loft access. Cupboard housing wall mounted combi boiler. Stairs to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Two radiators. Stairs to first floor with understairs storage. Doors to all rooms. Two fitted wardrobes. Vertical radiator.

LOUNGE: 15'10 (4.83m) x 11'2 (3.40m)

Radiator. Fireplace. Double glazed window to front.

DINING ROOM / GARAGE CONVERSION: 15'10 (4.83m) x 8'9 (2.67m)

Radiator. Double glazed window to front. Doors to kitchen.

UTILITY ROOM:

Comprising of laminated rolled edge work surfaces, range of eye level cupboards. Heated towel rail. Part tiled walls, Double glazed window to side. Door to:

GROUND FLOOR CLOAKROOM:

Vanity hand wash basin with mixer tap, cupboard below, low level WC. Extractor fan.

GROUND FLOOR BATHROOM:

Four piece bathroom suite comprising of corner panelled bath with shower attachment, shower tray with sliding door and shower attachment, vanity wash basin with mixer tap, cupboards below, low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear.

KITCHEN DINER: 21'10 (6.65m) x 15'1 (4.60m)

Modern fitted kitchen comprising of wood effect fronted units with laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit, cupboards, drawers and storage below, range of eye level cupboards, fridge, freezer, new dishwasher. Breakfast bar. Extractor fan. Radiators. Part tiled walls to side. Double glazed windows and French style doors to garden.

OUTSIDE:

To the front of the property, driveway benefits from an in and out access, block paved driveway offering ample off road parking, retained by low level brick walling. Side access to rear garden, shrubs and trees surrounding. The rear garden benefits from a Westerly facing aspect, block paving adjacent to the property. The rest of the garden is laid to lawn with mature flowers, trees and shrubs, shingled on the right hand side. Wooden storage shed / summer house to rear. Outside tap, outside lighting. The garden is partially retained by wooden panelled fencing.

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Ground Floor



First Floor

