



**PEMBROKE GARDENS,
HOLLAND-ON-SEA, ESSEX, CO15 5XD
£335,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this well presented detached house situated within the highly sought after location of Holland on Sea. The property benefits from a modern fitted kitchen with appliances and a conservatory ideally utilised as a dining room.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the High Street. Proceed straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approx. quarter of a mile into the centre of Holland on Sea. Proceed past the Roaring Donkey Public House on the right hand side and onto the Frinton Road. Continue along Frinton Road for approx. quarter of a mile passing the Oakwood Public House on the left hand side before taking the next turning left into Park Boulevard. Take the first left into Grenfell Avenue, left into Sussex Gardens and proceed into Pembroke Gardens. The house will be found directly in front of you.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* FOUR BEDROOMS *

* 25'5 LOUNGE DINER * 11'2 CONSERVATORY *

* REFITTED KITCHEN * REFITTED GROUND FLOOR CLOAKROOM *

* FIRST FLOOR WET ROOM *

* WESTERLY FACING REAR GARDEN *

* INTEGRAL GARAGE * OFF ROAD PARKING FOR TWO/THREE CARS *

* VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

Double glazed entrance door to entrance porch with glazed side aspects and further glazed door to:

ENTRANCE HALL:

Radiator. Stairs to first floor with storage cupboard under. Doors to ground floor cloakroom and lounge diner.

GROUND FLOOR CLOAKROOM:

Refitted with a white coloured suite comprising of enclosed WC, vanity wash basin with cupboards under. Radiator. Double glazed window to rear.

LOUNGE DINER: 25'5 (7.75m) x 11'10 (3.61m)

Ornamental wooden fire surround with marble effect hearth. Radiator. Double glazed picture window to front heading towards the rear of the house. Further radiator. Sliding patio doors to rear garden and door to:

KITCHEN: 10'0 (3.05m) x 8'4 (2.54m)

Refitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage space under, range of eye level cupboards, integrated ceramic induction hob, oven, extractor canopy, fridge freezer and dishwasher. Double glazed window and door to rear affording access to:

CONSERVATORY: 11'2 (3.40m) x 9'6 (2.90m)

Of brick based construction with UPVC double glazed aspects and vaulted roof. Tiled flooring. Double doors to rear garden.

FIRST FLOOR LANDING:

Access to loft. Window to side. Doors to bedrooms and bathroom.

BEDROOM ONE: 12'0 (3.66m) x 11'1 (3.38m)

Radiator. Double glazed window to front.

BEDROOM TWO: 11'0 (3.35m) x 10'0 (3.05m)

Radiator. Double glazed window to rear.

BEDROOM THREE: 9'0 (2.74m) x 8'10 (2.69m)

Radiator. Double glazed window to front.

BEDROOM FOUR: 8'10 (2.69m) x 7'0 (2.13m)

Built in airing cupboard. Radiator. Double glazed window to rear.

WET ROOM (former bathroom):

White suite comprising of wall mounted shower unit, wall mounted wash basin, low level WC. Fully tiled walls. Double glazed window to side.

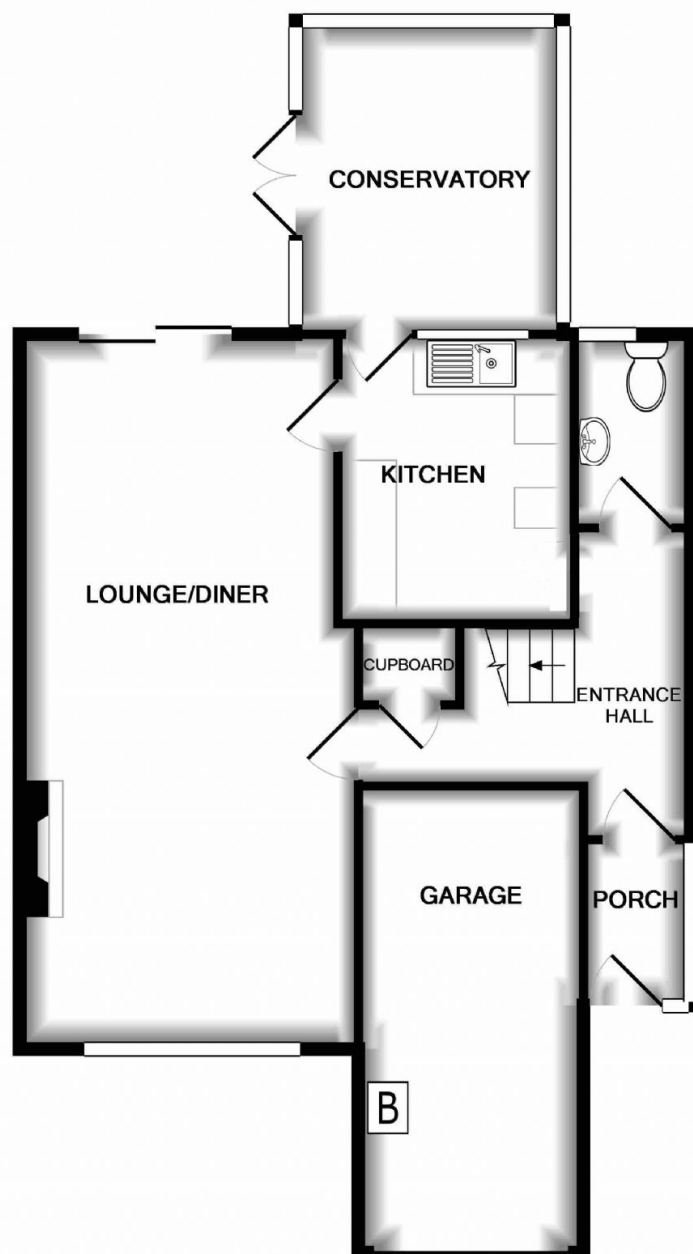
OUTSIDE:

Lawned frontage with driveway affording off road parking for 2 cars, potential for more. Access to part integral garage with up and over door, power and light connected, further wall mounted gas boiler (fitted in 2021). The rear garden enjoys a Westerly aspect and is lawned with well stocked flower and shrub beds and is retained by timber panelled fencing,

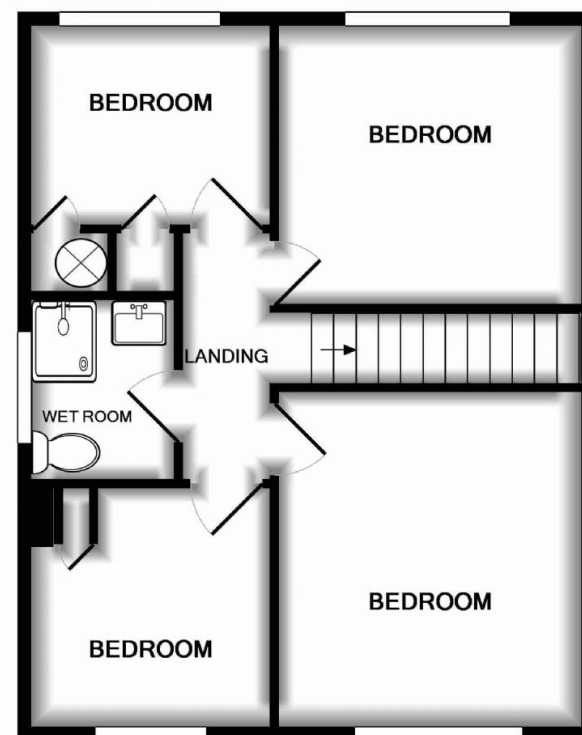
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GROUND FLOOR



1ST FLOOR

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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