



**BEDFORD ROAD,  
HOLLAND-ON-SEA, ESSEX, CO15 5LE  
£380,000 (Asking Price)**



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering, in their opinion, this impeccably presented detached bungalow situated within a stroll of Holland on Sea's promenade and regenerated seafront. An internal viewing is warranted to fully appreciate the size and quality of accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approx quarter of a mile leading into Kings Parade. Pass the Kingscliff Hotel on the left. Take the next turning on the left into Queensway. Proceed along Queensway taking the fourth turning on the right into Bedford Road and the bungalow can be found on the right hand side.

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

- \* TWO BEDROOMS with FITTED WARDROBES \*
- \* MASTER BEDROOM WITH ENSUITE SHOWER ROOM \*
- \* 15'10 x 11'8 LOUNGE \*
- \* 22'2 x 10'6 CONSERVATORY \* 12'2 x 9'1 KITCHEN \*
- \* REFITTED FAMILY BATHROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* APPROX 50' SOUTH FACING GARDEN \*
- \* INTEGRAL GARAGE & OFF ROAD PARKING \*
- \* WALKING DISTANCE TO SEAFRONT \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

UPVC double glazed side entrance door to entrance porch, further double glazed door to:

**ENTRANCE HALL:**

Sizeable hallway with built in linen cupboard. Access to boarded loft. Service door to integral garage and doors to all rooms.

**BEDROOM ONE:** 13'0 (3.96m) x 12'3 (3.73m)

(plus door recess and bay). Fitted wardrobe to one wall. Radiator. Double glazed bay window to front and door to:

**EN SUITE SHOWER ROOM:**

Fitted with double width shower enclosure, vanity wash basin with cupboards under, low level WC. Tiled flooring, fully tiled walls. Radiator. Double glazed window to side.

**BEDROOM TWO:** 8'6 (2.59m) x 8'1 (2.46m)

(to fitted wardrobes). Radiator. Double glazed window to side.

**KITCHEN:** 12'2 (3.71m) x 9'1 (2.77m)

(plus door recess). Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces and breakfast bar peninsula with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, range of matching eye level cupboards with work surface lighting under. Radiator. Tiled flooring. Double glazed window to rear overlooking conservatory and further replacement double glazed door to outside.

**LOUNGE:** 16'10 (5.13m) x 11'8 (3.56m)

Radiator. Double glazed window to side, further double glazed double doors with matching glazed side panels giving access to conservatory.

**CONSERVATORY:** 22'2 (6.76m) x 10'6 (3.20m)

Of brick base construction with UPVC double glazed aspects to side and rear. Vaulted ceiling. Sliding patio doors to rear garden.

**FAMILY BATHROOM:**

Refitted with a white coloured suite comprising of panelled bath with mixer tap and shower attachment, vanity wash basin, low level WC. Chromium effect radiator. Fully tiled walls, tiled flooring. Double glazed window to side.

**OUTSIDE:**

Lawned frontage with block paved driveway and path affording off road parking and access to integral garage (with up and over door, power and light connected) with wall mounted gas boiler and further door to inner lobby with shelving and storage space and access to entrance hall.

**REAR GARDEN:**

The rear garden enjoys a Southerly aspect and is predominantly lawned with block paved area adjacent to the rear of the bungalow, further paved area located at the foot of the garden with timber storage shed (power and light connected). The garden is retained by timber fencing and well tended flower and shrub borders.

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