



**MANOR WAY,
HOLLAND-ON-SEA, ESSEX, CO15 5UA
£500,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this substantial detached family home situated within the highly regarded favoured area of Holland on Sea. The property can be found within a stroll of local nature reserve, seafront and bus stops. A viewing is recommended to fully appreciate the location, size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Marine Parade East. Follow the seafront road for some distance where it converts to Kings Parade. Continue along Kings Parade passing the Kingscliff Hotel on the left hand side. Upon reaching the mini roundabout take the second exit following signs for Frinton & Walton. Take the third turning on the right into Manor Way. The property can be found half way down on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS (THREE DOUBLES) * EN SUITE TO MASTER BEDROOM *
- * 20'3 x 13'10 LOUNGE * 13'2 x 11'4 DINING ROOM *
- * 17'9 x 12'9 KITCHEN/BREAKFAST ROOM *
- * GROUND FLOOR WC * FIRST FLOOR FAMILY BATHROOM * 17'5 x 11' INTEGRAL GARAGE WITH INTERNAL ACCESS *
- * GAS HEATING (boiler replaced in 2021) * UPVC DOUBLE GLAZING *
- * SCOPE FOR EXTENSION (stpp) * FAVOURED LOCATION *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE PORCH:

Double glazed entrance door to entrance porch. Further partially glazed door and picture window giving access to entrance hall.

ENTRANCE HALL:

Spacious entrance hall with radiators, stair flight to first floor with storage space under. Service to integral garage. Doors to kitchen/breakfast room, lounge, dining room and ground floor WC.

GROUND FLOOR CLOAKROOM:

Fitted with white coloured suite comprising of pedestal wash basin, low level WC, radiator, tiled flooring. Double glazed window to side.

KITCHEN/BREAKFAST ROOM: 17'9 (5.41m) x 12'9 (3.89m)

Fitted with a range of laminated fronted units and matching central island topped with laminated work surfaces with inset sink unit and mixer tap over. Cupboards, drawers and storage space under. Range of matching eye level cupboards and crockery display cabinets. Integrated dish washer, fridge and freezer. Laminated flooring, radiator. Double glazed door to side, further double glazed window and double doors overlooking the southerly facing rear garden.

DINING ROOM: 13'2 (4.01m) x 11'4 (3.45m)

Radiator, feature glazed wall, double glazed window to front.

LOUNGE: 20'3 (6.17m) x 13'10 (4.22m)

Radiator, feature marble fire surround and hearth with inset fire, radiator. Feature arched stained glass windows to side. Double glazed double doors and picture window giving access to rear garden.

FIRST FLOOR GALLERIED LANDING:

Spacious landing with built in airing cupboard, further linen cupboard. Access to loft with telescopic ladder (affording potential for further accommodation subject to planning permission and building regulations approval). Double glazed window to front affording distance farmland views. Doors to bedrooms and bathroom.

BEDROOM ONE: 12'4 (3.76m) x 11'6 (3.51m)

Radiator, double glazed window to front affording distance farmland views. Door to en suite shower room.

EN SUITE SHOWER ROOM:

White coloured suite comprising recessed shower cubicle, vanity wash basin, low level WC. Fitted mirrors with shelving, shaver point, extractor fan.

BEDROOM TWO: 14'0 (4.27m) x 11'6 (3.51m)

Radiator, fitted wardrobes, vanity wash basin. Double glazed window to front affording distance farmland views.

BEDROOM THREE: 12'1 (3.68m) x 10'5 (3.18m)

Radiator, double glazed window to rear.

BEDROOM FOUR: 9'9 (2.97m) x 9'5 (2.87m)

(currently used as a storage room) Radiator, built in cupboard, double glazed window to rear.

FAMILY BATHROOM:

White coloured suite comprising panelled bath with wall mounted shower unit over, shower screen. Vanity wash basin with fitted storage furniture under, matching eye level cupboards. Integrated mirror, low level WC, radiator, tiled flooring, fully tiled walls. Double glazed window to rear.

OUTSIDE:

In and out driveway, lawned circular frontage providing off road parking with brick built raised planters, access to garage. Further pedestrian access to rear garden.

GARAGE: 17'5 (5.31m) x 11'0 (3.35m)

Wall mounted gas boiler (fitted 2021). Up and over door, power and light connected. Service door to entrance hall. We are of the opinion that subject to relevant permissions this space could be utilized as further living accommodation if required.

REAR GARDEN:

Sizeable lawned southerly facing rear garden hosting well stocked flower and shrubbery borders with large paved patio area to the rear of the property served by the kitchen/breakfast room and lounge. Timber storage shed can be found at the foot of the garden. The garden is predominately retained by timber panel fencing.





