



**HOLLAND ROAD GARDENS,
LITTLE CLACTON, ESSEX, CO16 9SD
£495,000 (Asking Price)**

DESCRIPTION:

Nestled in a quiet, small recessed development within walking distance of Little Clacton village shops, primary school and convenient bus routes to Clacton's town centre, this brand new detached bungalow offers modern comfort, quality and style in an enviable location. Built to a high specification throughout, this beautifully designed home provides spacious single level living ideal for those seeking a low maintenance lifestyle without compromise. The accommodation features a bright and airy layout with contemporary finishes, complemented by a south facing garden that enjoys plenty of natural sunlight perfect for relaxing or entertaining. Further benefits include a double garage, ample driveway parking and a reassurance of a 10 year builders warranty for complete peace of mind. Offering the perfect blend of village convenience and modern living, this suburb new bungalow must be viewed to be fully appreciated.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Straight across the first roundabout at Brook Retail Park onto the second part of the bypass. Take the third exit at the next roundabout signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed into the centre of the village turning right at the small green into Holland Road. Proceed a short distance and Holland Road Gardens turning can be found as a turning on the right hand side. Proceed down the private road, bear left and the bungalow can be found last but one property on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * EN SUITE SHOWER ROOM *
- * LUXURY BATHROOM * 14'1 x 13'10 RECEPTION HALLWAY *
- * ELECTRIC AIR SOURCE HEAT PUMP UNDERFLOOR HEATING * 10YR ICW BUILDERS WARRANTY *
- * FULLY DOUBLE GLAZED * 16'9 x 12'9 LOUNGE WITH FRENCH DOORS *
- * 17'2 x 13' LUXURY FITTED KITCHEN/DINER WITH NUMEROUS BUILT IN APPLIANCES * 9'9 UTILITY ROOM *
- * SOUTH FACING GARDEN * FLOOR COVERINGS & CARPETS INCLUDED *
- * BLOCK PAVED DRIVEWAY * 18'2 x 18'2 DETACHED DOUBLE GARAGE *
- * EV CHARGING POINT * QUITE RECESSED DEVELOPMENT * GARDENS ADDRESS *
- * ALARM SECURITY SYSTEM * HEAT RECOVERY VENTILATION SYSTEM * KEYS TO VIEW *

RECEPTION HALL: 14'1 (4.29m) x 13'10 (4.22m)

Composite entrance door with glazed side panel to reception hallway. Underfloor heating, access to loft, doors to:

BEDROOM ONE: 15'10 (4.83m) x 14'2 (4.32m)

(max plus bay recess) Underfloor heating, bay window to front. Door to en suite shower room.

EN SUITE SHOWER ROOM: 7'10 (2.39m) x 5'7 (1.70m)

Luxuriously appointed. Walk in shower cubicle, vanity hand wash basin with cupboard under, enclosed low level WC. Wall mounted mirror with light, fully tiled walls, tiled flooring, down lighters, extractor fan. Window to side.

BEDROOM TWO: 12'6 (3.81m) x 11'6 (3.51m)

Underfloor heating, window to front.

BEDROOM THREE: 11'6 (3.51m) x 9'8 (2.95m)

Underfloor heating, window to side.

BATHROOM:

Luxuriously appointed with a white suite comprising rolled top bath with mixer tap, enclosed low level WC, vanity hand wash basin, fully tiled walls, tiled flooring. Heated towel rail, down lighters, extractor fan. Window to front.

LOUNGE: 16'9 (5.11m) x 12'9 (3.89m)

Underfloor heating, french style double glazed doors with matching glazed side panels to outside.

KITCHEN DINER: 17'2 (5.23m) x 13'0 (3.96m)

Luxuriously appointed with a range of coloured laminated fronted units with laminated rolled edge worksurfaces and matching upstands. Inset one and a half bowl single drainer sink unit with mixer tap. Cupboards under, eye level cupboards with lighting below. Inset electric hob unit with extractor hood above. Further built in single oven with microwave oven. Integrated fridge, freezer, dish washer, pull out spice rack. LVT flooring, underfloor heating, down lighters. Window to rear, glazed double doors to rear garden. Internal door to utility room.

UTILITY ROOM: 9'9 (2.97m) x 5'8 (1.73m)

matching fronted units with laminated work surfaces with matching upstands. Eye level cupboards. LVT flooring, underfloor heating. Window to rear, double glazed door to outside.

OUTSIDE:

Block paved frontage with ornamental Pickett fencing, outside security lighting. Further block paved driveway to the right hand side of the bungalow providing off road parking for two/three vehicles leading to detached double garage 18'2 x 18'2 Power and light connected, electric up and over door, EV charging point. Side gate access leading to south facing lawned rear garden, full width paved patio area, outside light, outside power points, outside tap. Personal door to garage. The rear garden enclosed by panel fencing.

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AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: D. EPC:B
Services connected:
Electricity: Yes
Water: Yes
Gas: No
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm coverage of mobile phone and broadband for this property.
Any additional property charges: Yes . The developers own and maintain the private road and there is an annual service charge of approx £100.
Non standard property features to note: No

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