





**DESCRIPTION:**

Beautifully refurbished and thoughtfully extended semi detached bungalow situated in a well established and sought after location in Holland on Sea. This impressive home has been finished to a high specification throughout, offering stylish and contemporary living spaces. The accommodation has been enhanced by elegant herringbone style LVT flooring creating a seamless and modern feel across the principle rooms. As stand out feature of the property is the stunning 18'2 kitchen/diner, designed as a true heart of the home. Exceptional space is flooded with natural light and opens by a panoramic bi-folding doors providing an effortless connection to the garden, an ideal setting for both everyday living and entertaining. Conveniently located within comfortable walking distance of local shops and amenities, the property also benefits from easy access to regular bus routes linking directly to the town centre .

**DIRECTIONS:**

SAT NAV POST CODE: CO15 5DR

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

- \* THREE BEDROOMS \* WHITE BATHROOM SUITE WITH INTEGRATED TV \*
- \* GAS HEATING VIA RADIATORS \* DOUBLE GLAZED THROUGHOUT \*
- \* 12' LOUNGE WITH FRENCH DOORS TO EXTENSION \* 18'3 LUXURY FITTED KITCHEN/DINER WITH PANORAMIC BI-FOLDING DOORS \*
- \* HERRINGBONE STYLE LVT FLOORING \* APPROX 55' LAWNED REAR GARDEN WITH FULL WIDTH PATIO \*
- \* OFF ROAD PARKING FOR TWO/THREE VEHICLES \* BEAUTIFULLY REFURBISHED \*
- \* INTERNAL VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Composite double glazed entrance door to entrance hall. LVT flooring, radiator, access to loft, down lighters. Cupboard housing combi gas boiler. Doors to:

**BEDROOM ONE:** 13'9 (4.19m) x 10'4 (3.15m)

Radiator, down lighters, window to front.

**BEDROOM TWO:** 10'0 (3.05m) x 9'10 (3.00m)

Radiator, down lighters, window to front.

**BEDROOM THREE:** 6'6 (1.98m) x 5'10 (1.78m)

Radiator, window to side.

**BATHROOM:**

White suite comprising panelled bath built in shower unit. Integrated TV, vanity hand wash basin, low level WC, fully tiled walls, tiled flooring, heated towel rail, down lighters. Window to side.

**LOUNGE:** 12'0 (3.66m) x 10'3 (3.12m)

Upright radiator, french style glazed doors to kitchen/diner.

**KITCHEN DINER:** 18'3 (5.56m) x 12'0 (3.66m)

Luxuriously appointed with a range of high gloss finish light grey coloured laminated fronted units comprising Quartz work surfaces with inset butler style sink unit and mixer tap. Eye level cupboards, inset electric hob unit, extractor hood above, further built in double oven and grill. Cupboard storage above and below. Integrated fridge, freezer, washer/dryer and dish washer. LVT flooring, radiator, panoramic bi-folding doors to rear garden.

**OUTSIDE:**

Stoned driveway providing off road parking for two/three vehicles. Double gates leading through to approx 55' lawned rear garden with elevated porcelain tiled patio area, outside lighting, outside power points. The rear garden is enclosed by panel fencing.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: B. EPC: D  
Services connected  
Electricity: Yes  
Gas: Yes  
Water: Yes  
Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: The property was extended to the rear kitchen/diner replacement as replacement from conservatory. This extension was completed under Permitted development rights. All building regulations for the extension were approved.



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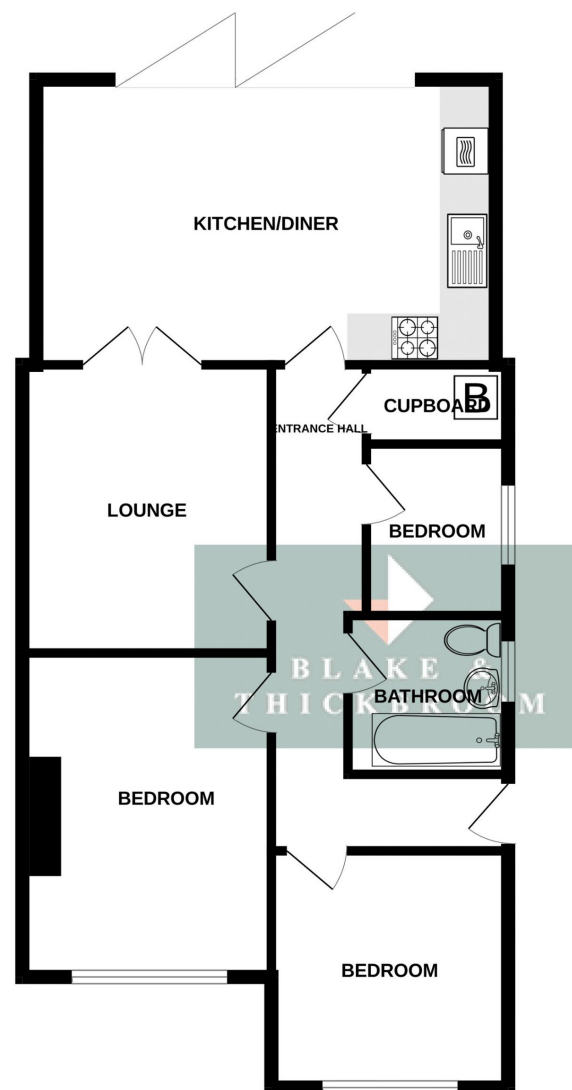








GROUND FLOOR



BRENTWOOD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5DR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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