



Frinton Road Holland-on-Sea, CO15 5UT

This individually designed FOUR BEDROOM DETACHED BUNGALOW is ideally situated in the popular coastal area of Holland-on-Sea, just a third of a mile from the regenerated beaches and seafront. Offering versatile and deceptively spacious accommodation, the property can easily be suited to multi-generational living, with well-proportioned rooms throughout and the added benefit of both front and rear conservatories. Clacton town centre and the mainline railway station are located just over two miles away, providing convenient access to a range of amenities and transport links. An early viewing is highly recommended to fully appreciate the generous accommodation, versatility and space this unique bungalow has to offer.

- Four Bedrooms
- Front & Rear Conservatories
- Separate Bath & Shower Rooms
- 'L' Shape Modern Kitchen
- Double Glazed Windows
- Heat Source Pump Central Heating (n/t)
- Off Street Parking for Multiple Vehicles
- Approx 62' Rear Garden
- Non Estate Location
- EPC Rating D & Council Tax D



Price £315,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed entrance door to entrance porch. Further double glazed entrance door to:

ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Open access to Kitchen and Inner Hallway. Doors to:



LOUNGE

16'9 x 12'3

Feature fireplace with inset electric fireplace (not tested). Radiator. Double glazed window to front. Open access to Lobby.



LOBBY

Wood effect flooring. Doors to:

FRONT CONSERVATORY

15'2 x 9'11

Part brick built. Vaulted poly-carbonate roof. Double glazed windows to front and side. Double glazed door to front. Radiator. Wood effect flooring.



BEDROOM TWO

15'8 plus door recess x 7'11

Radiator. Double glazed window to front.



BATHROOM

9' x 5'3

Fitted with a three piece white suite. Comprises low panel bath with mixer tap and shower attachment. Vanity wash hand basin with cupboards below. Low level W.C. Tiled splashbacks. Skylight. Wood effect flooring. Radiator. Extractor fan (not tested).



VIEW OF 'L' SHAPED KITCHEN



KITCHEN AREA (1)

10'11 x 8'1

'L' Shaped Open plan Kitchen areas. Fitted with a range of grey panel fronted units. Granite effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring ceramic electric hob with stainless steel and part glazed extractor hood above. Inset high level electric double oven (appliances not tested). American style fridge/freezer space. Wood effect flooring. Built in larder cupboard. Built in cupboard housing combination air heat source pump central heating boiler (not tested). Tiled splash backs. Double glazed window to side. Double glazed door to side. Open access to Kitchen Area (2).



KITCHEN AREA (2)

10'8 x 5'1

'L' Shaped Open plan Kitchen areas. Fitted with a range matching of grey panel fronted units. Granite effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine, tumble dryer and dishwasher. Wood effect flooring. Tiled splash backs. Double glazed window to side.



BEDROOM ONE

12'2 x 11'5

Radiator. Double glazed double doors and side picture windows to rear conservatory.



BEDROOM FOUR

8'11 x 8'2

Radiator. Double glazed window to side.



SHOWER ROOM

8'4 x 5'3

Fitted with a three piece white suite. Comprises double shower cubicle. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to side.



INNER LOBBY

Wood effect flooring. Radiator. Door to Bedroom Three and further double glazed double doors with side picture windows to Rear Conservatory.

BEDROOM THREE

9'2 x 8'2

Radiator. Double glazed window to side.



REAR CONSERVATORY

20'6 x 12'2

Part brick built with poly carbonate roof. Double glazed windows to sides and rear overlooking garden. Tile effect flooring. Radiator. Double glazed double doors to rear garden.



OUTSIDE - FRONT

Landscaped front garden with hardstanding area providing off street parking for numerous vehicles. Curved shingle borders with shrubs. Part enclosed by small brick wall and railings. Gates give side pedestrian access to rear garden.



OUTSIDE - REAR

Approx 62' rear garden. Mainly laid to lawn with paved patio areas. Wooden Pergola patio area. Enclosed by panel fencing. Metal storage shed.



ALTERNATE VIEW OF GARDEN



METAL STORAGE SHED



HOLLAND SEA FRONT

Holland sea front with its regenerated beaches and sea front are positioned around a third of a miles away.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): TBC (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

JE 1026

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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Accommodation Comprises

The accommodation comprises approximate room sizes:

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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