

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Holbrook Close Clacton-on-sea, CO16 8TH

Located in Clacton-on-Sea, Essex, this unique EIGHT/NINE DOUBLE BEDROOM DETACHED BUNGALOW offers a fantastic opportunity for multi-generational living with spacious, versatile accommodation. Perfect for large families or those needing extra space for guests, the property features a welcoming reception hallway/dining room, three well-equipped bathrooms (including an en-suite), and a seamless layout for easy living. The exterior includes parking for up to four vehicles, a low-maintenance landscaped garden, garden studio, and gym/storage area. Local amenities at Bockings Elm are just a quarter mile away, while Clacton's town centre, seafront, and railway station with direct links to London Liverpool Street are all within one and a half miles. This bungalow is an ideal choice for those seeking space and flexibility in a suburban setting.

- Eight Double Bedrooms
- 13'6 x 11'4 Office/Bedroom 9
- 22'6 x 12'4 Lounge/Family Room
- 13'6 x 11'4 Fitted Kitchen
- En-Suite, Family Bathroom & Shower Rooms
- 9'10 Utility Room
- Garden Studio & Gym/Store Room
- Solar Panels (Owned Outright)
- Ideal For Multi-Generational Living
- EPC Rating TBC & Council Tax D



**Price £600,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite door to entrance porch.

### ENTRANCE PORCH

10'9 x 3'6

Radiator. Double glazed window to front. Internal glazed window and part glazed wooden door to reception hallway.

### RECEPTION HALLWAY/DINING ROOM

15'3 x 11'5

Karndean flooring. Radiator. Part glazed wooden double doors to east inner hallway. Part glazed wooden door to west inner hallway. Built in storage cupboard. Part glazed wooden double doors to kitchen.



### WEST INNER HALLWAY

Karndean flooring. Loft access. Built in storage cupboard. Doors to:



## BEDROOM ONE

15'4 plus door recess x 12'9

Vaulted ceiling with Velux window. Sunken spotlights. Part wood panelled walls. Radiator. Wood effect flooring. Double glazed double doors to rear garden. door to en-suite.



## EN-SUITE

8'4 x 5'11

Large accessible shower cubicle with glazed shower screen and integrated shower unit. Low level W.C. Vanity wash hand basin with storage drawers below. Fully tiled walls. tiled flooring. Sunken spotlights. Extractor fan (not tested). Chrome effect heated towel rail.



## BEDROOM TWO

13' max x 11'10

Built in double wardrobe. Radiator. Wood effect flooring. Double glazed window to front. Loft access.



### BEDROOM THREE

11'10 plus door recess x 9'11

Built in double wardrobe. radiator. Double glazed window to front.



### BEDROOM FOUR

13'1 x 11'5

Radiator. Double glazed window to front.



### BEDROOM FIVE

11' x 9'11

Built in storage cupboard. Radiator. Double glazed window to rear.



## FAMILY BATHROOM

8'7 x 8'1

Fitted with a four piece modern white suite comprises panelled bath. Vanity wash hand basin with cupboards below. Low level W.C. Large accessible shower cubicle with glazed shower screen and integrated shower. Fully tiled walls. Decorative tiled flooring. Chrome effect heated towel rail. Sunken spotlights. Extractor fan (not tested).



## EAST INNER HALLWAY

Karndean flooring. Radiator. Two loft accesses. Large walk in storage cupboard (6'11 x 5'5). Additional built in double laundry cupboard. Doors to:



## BEDROOM SIX

15'9 max x 9'10

Radiator. Double glazed window to front.



### BEDROOM SEVEN

14'6 x 11'11

Wood effect flooring. Radiator. Double glazed window to front.



### BEDROOM EIGHT

14'1 x 12'



### OFFICE/BEDROOM NINE

13'6 x 11'4

Wood effect flooring. Radiator. Two vaulted sky light panels with Velux windows. Accessible shower room.



### ACCESSIBLE SHOWER ROOM

8'11 x 5'8

Wet room style shower with integrated shower. Low level W.C. Vanity wash hand basin. Laminate panelled walls. Extractor fan (not tested). Sunken spotlights. Square ceiling radiator (not tested).



### LAUNDRY ROOM

9'10 x 7'1 narrowing to 4'9

Granite effect square edge work surfaces with inset single drainer single bowl sink unit with mixer tap. Cupboards and storage below. Space and plumbing for washing machine and tumble dryer and top loader washing machine. Chrome effect heated towel rail. Double glazed window to rear.



## KITCHEN

13'6 x 11'4

Fitted with a range of Dual colour (Duck egg blue and Antique white) wood veneer panel fronted units. Solid Quartz square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset large bowl single drainer sink unit with mixer tap and inset hot and cold water tap. Large range cooker space with fitted extractor hood above (not tested). Space and plumbing for dishwasher. American style fridge freezer space. Tiled splashbacks. Sunken spotlights. Open access to lounge. Karndean style wood flooring.



## LOUNGE/FAMILY ROOM

22'6 x 12'4

Feature vaulted ceiling with three Velux skylights. Karndean style wood flooring. Double glazed windows to side and rear. Double glazed door opening onto garden. Breakfast bar with under counter fridge space. Radiator.



ADDITIONAL VIEW OF LOUNGE/FAMILY ROOM



## OUTSIDE - FRONT

Positioned on an enviable corner plot position. Hardstanding area providing off street parking for numerous vehicles. Array of flower and shrub borders. Gates give side pedestrian access to garden. Slope ramp with access to front door.



## OUTSIDE REAR

Rear garden is landscaped to be a low maintenance garden which includes an array of paved patio areas with parts laid to artificial lawn. Array of mature flower and shrub borders. Feature wooden pergoda. Outside tap. Gate giving side pedestrian access to outside rear. Outside electric points (not tested). Double Glazed door to studio. Gate Leading to courtyard with Further double glazed door to Gym/Storage Area and additional pedestrian gate to side.



## ADDITIONAL VIEW OF GARDEN



## STUDIO

11' x 1'4 max

L shaped with power and light connected. Double glazed window to side. Door to potential shower room. Wood effect flooring.



## POTENTIAL STUDIO SHOWER ROOM

5'10 x 4'4

Double glazed window to front. This room could be used as a studio bathroom if renovated.

## STUDIO ROOM TWO

16'10 x 8'9

Wood effect flooring. Double glazed window to front.

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## STORAGE SHED/GYM

14'2 x 7'7

Power and lighting.



## 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): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## JE 0925

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](http://www.sheens.co.uk).

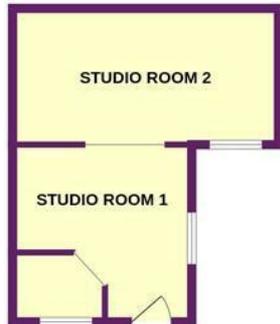
## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

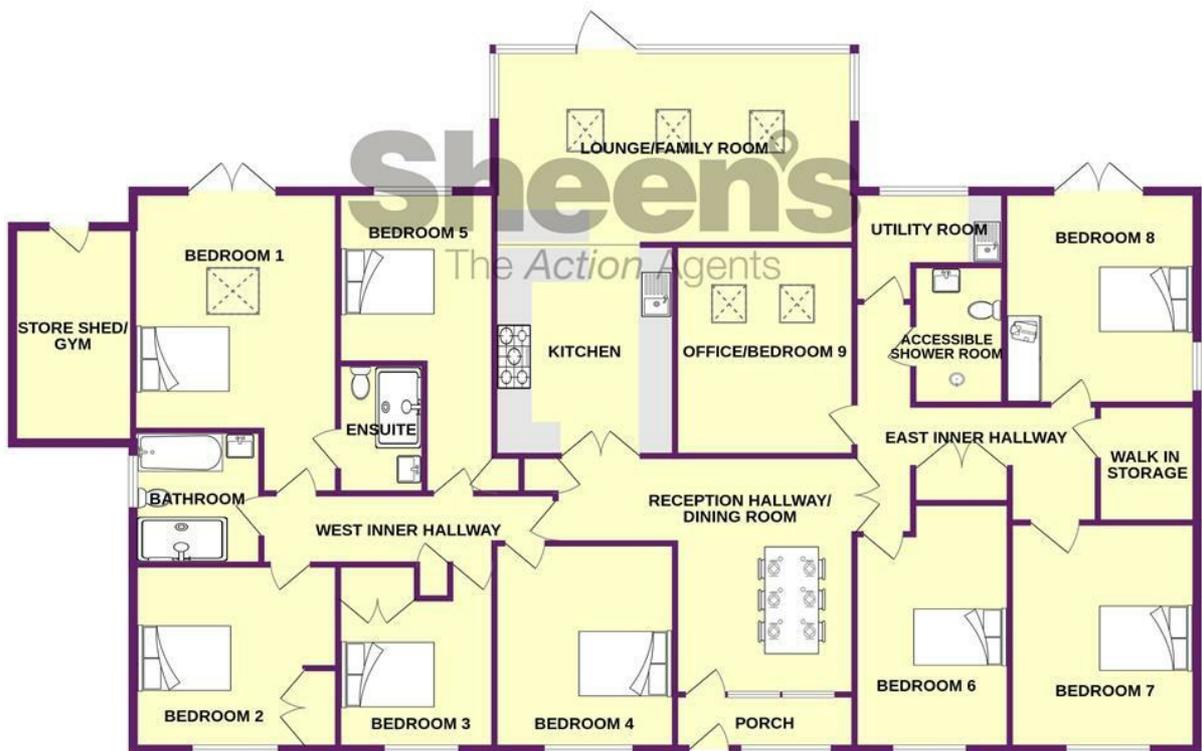
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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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