



STONERIDGE

ESTATE AGENTS

Holland Road | Little Clacton | CO16 9RT

- * Deceptively Spacious Two Bedroom House
- * Non Estate Position
- * 17'3 Kitchen/Diner and Separate Utility
- * 15'10 Conservatory Room
- * Ground Floor Cloakroom
- * Farmland Views to Rear
- * approx. 90' Fully Enclosed Rear Garden
- * EPC Rating D

£235,000



To Arrange a Viewing Please Call Stoneridge Estates on 01255 43 58 58

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43/JH/CW/S

SHOWHOME CONDITION! Situated in a non estate position within the sought after village of Little Clacton is this deceptively spacious, two bedroom house which in the valuers opinion must be viewed to be appreciated. Internal benefits include a 17'3 kitchen/diner, 15'10 conservatory room, separate utility room, ground floor cloakroom, modern three piece bathroom suite and farmland views to rear. Externally the property boasts a block paved driveway providing off road parking for two vehicles plus a well maintained, fully enclosed rear garden measuring approximately 90 in depth, with decking area and space for a hot tub.

Double glazed entrance door leading to:-

ENTRANCE PORCH

Further door leading to:-

HALLWAY

Stairs to first floor, door to:-

LOUNGE 11'6 x 11'5 (3.50m x 3.48m)

Double glazed bay window to front, radiator, double doors leading to:-

KITCHEN/DINER 14'6 x 11'8 (4.43m x 3.57m)

Modern fitted comprising stainless steel sink unit set in roll edge work surfaces with matching base and eye level units. Built in oven with inset hob and extractor hood above, space for American style fridge/freezer, skimmed ceiling with inset spotlights, tiled splashbacks, built in storage cupboard, radiator, double glazed window and double doors leading to:-

CONSERVATORY ROOM 13'2 x 11'9 (4.02m x 3.60m)

Built in cupboard housing gas combination boiler, double glazed patio style doors to rear garden, radiator, wood effect floor covering, access to:-

UTILITY ROOM

Roll edge work surfaces with space for washing machine and tumble dryer.

CLOAKROOM

Comprising low level w.c., wash hand basin, wood effect floor covering.

FIRST FLOOR LANDING

Access to all further rooms:-

BEDROOM ONE 11'8 x 11'7 (3.56m x 3.53m)

Double glazed window to front, radiator, fitted wardrobes.

BEDROOM TWO 11'9 x 7'8 (3.59m x 2.34m)

Double glazed window to rear, radiator.

BATHROOM

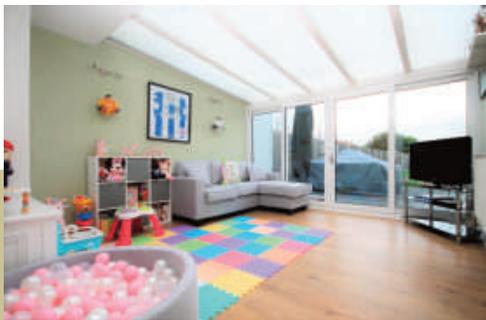
Modern fitted three piece suite comprising panel enclosed bath with mixer tap and shower attachment with plumbed in shower above, vanity wash hand basin, low level w.c., double glazed frosted window to rear, tiling to walls, heated towel rail.

OUTSIDE

The property enjoys an enclosed rear garden measuring approximately 90' in depth. Being mainly laid to lawn with decked area, hard-standing space for hot tub and panelled fencing.

To the front of the property there is a block paved driveway which provides off road parking for two vehicles.

AWAITING FLOORPLAN





CLACTON OFFICE - No. 1 Arcade Buildings, Station Road, Clacton on Sea



HOLLAND OFFICE - 37 Frinton Road, Holland on Sea

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Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION

Stoneridge Estates is the trading name of Stoneridge Residential Limited. Registration Cardiff Number 09986833.

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