

FRONT Residential Estate Agents

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Holland Road  
Little Clacton

£310,000



## Spacious detached house with beautiful gardens

Three double Bedrooms | Log Burners | Generous and stunning gardens  
Desirable location & position | Rarely Available | Viewing Essential

FRONT are delighted to offer for sale this spacious and very well presented detached house situated in delightful semi-rural location on the outskirts of Little Clacton village and enjoys pleasing countryside views. The property also benefits from large and beautifully presented rear garden which affords a high level of seclusion. We would strongly recommend an early internal inspection to fully appreciate the accommodation and location on offer.

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Accessed via an entrance porch there are double doors leading to the large entrance hall which enjoys wood laminate flooring, two radiators, stairs raising to the first floor accommodation and doors leading to the ground floor accommodation.

The Lounge (24'3 x 12') enjoys a feature fireplace with fitted Jotul cast iron stove/wood burner, double radiator and double glazed bay window to the front aspect. From here there are double glazed double doors leading to:

The Garden Room (11'8 x 10'8) has spot lighting, radiator and enjoys pleasant views over the rear garden.

The Dining Room (12' x 12') has a double glazed bay window to the front aspect with attractive farmland views and a double radiator.

The Kitchen/Breakfast Room (23'10 x 12') has recently been fitted to a very high standard and enjoys a range of eye level units with matching cupboards and drawers below and glazed display cabinets. There is an integrated Bosch double eye level oven and induction hob, wood effect work surfaces, breakfast bar and spot lighting.

This room also enjoys a stunning feature log burner. There are double glazed doors and window to the rear aspect. From here there is access to the:

Breakfast/Reception Room (23'9 x 11'9) is a bright and airy room with radiator, further appliance and double glazed window and door to the side aspect and internal door to:

The Bathroom has recently which has recently been updated and enjoys a feature roll top bath, pedestal wash hand basin, wall mounted vanity unit and a door leading to a separate W/C.

Also on the ground floor there is a separate shower room with tiled double shower cubicle, low level W/C, wash hand basin set in to vanity unit, radiator and double glazed window to the rear aspect.

#### FIRST FLOOR ACCOMMODATION

Bedroom One (19'9 x 11') is a bright and spacious room with a range of fitted wardrobes, radiator and double glazed window to the front and rear aspects.

Bedroom Two (18'6 x 8'2) enjoys has a radiator and double glazed window to the rear aspect with far reaching views over the local countryside.

Bedroom Three (13'8 x 10'4) has an eaves storage and double glazed window to the rear aspect.







### Outside & Gardens

To the front of the property there is a large driveway affording ample off road parking leading to the integral garage which has power and light connected. The remainder of the garden is to laid lawn with tree, shrub and flower borders.

To the rear there is a large garden which is approximately 80' in length and is predominantly laid to lawn with a host of well stocked deep borders featuring a variety of mature trees, shrubs and flowers. There is a large patio area and an attractive decking and pond area to the rear. The gardens back on to open fields and provide a great sense of space and privacy.

### Location

Located in a desirable semi-rural position on the outskirts of Little Clacton, the property is well located for local supermarkets being only a very short drive away and local pharmacy, school and convenience store close by. Clacton shopping village is approximately 1.5 miles away and the major town of Clacton with its comprehensive range of school, leisure, travel shopping facilities is just a short drive away.



#### AGENT NOTE

These property particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate.