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## HOLLAND ROAD, CLACTON-ON-SEA, CO15 6NL

GUIDE PRICE £475,000

Guide Price £475,000 - £485,000. Welcome to this exquisite detached home; a perfect blend of elegance and functionality. Boasting exceptional kerb appeal with a charming bay window, the residence is bathed in natural light, accentuating its airy ambience and high ceilings. The well-presented interior features two reception rooms, an invaluable office/beauty room for versatile use, and a convenient ground floor shower room. The spacious conservatory opens to a large patio area, seamlessly connecting indoor and outdoor living, and overlooking the beautifully maintained and generous garden.

- Four Bedrooms
- Two Reception Rooms
- Office/ Beauty Room
- Ground Floor Shower Room
- Generous Garden
- EPC D



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



## ENTRANCE HALL



## LOUNGE

17'2 x 15'0 (5.23m x 4.57m)



## KITCHEN

12'6 x 10'3 (3.81m x 3.12m)



## DINING ROOM

13'6 x 12'6 (4.11m x 3.81m)



## CONSERVATORY

25'0 x 10'0 (7.62m x 3.05m)



## BEDROOM TWO

12'5 x 11'11 (3.78m x 3.63m)



## SHOWER ROOM

7'10 x 2'11 (2.39m x 0.89m)



## BEDROOM THREE

10'10 x 8'7 (3.30m x 2.62m)

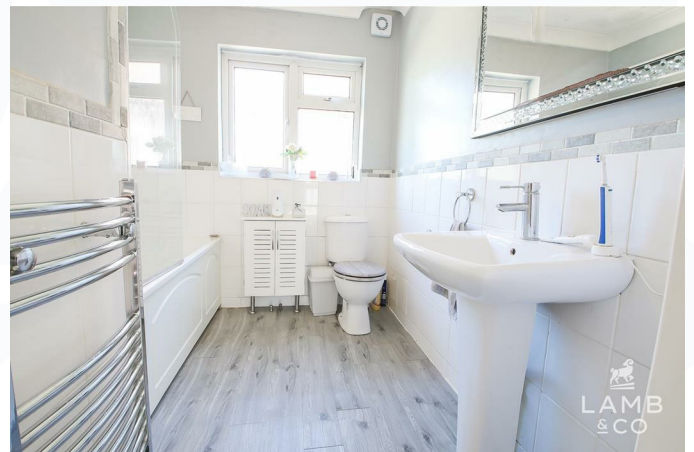


## FIRST FLOOR

### FIRST FLOOR LANDING

## BATHROOM

7'6 x 6'8 (2.29m x 2.03m)



## BEDROOM ONE

13'3 x 13'0 (4.04m x 3.96m)



## OFFICE/ BEAUTY ROOM

13'1 x 8'9 (3.99m x 2.67m)



## BEDROOM FOUR

9'5 x 6'6 (2.87m x 1.98m)



## REAR GARDEN



## OUTSIDE

## GARAGE

## REAR ASPECT

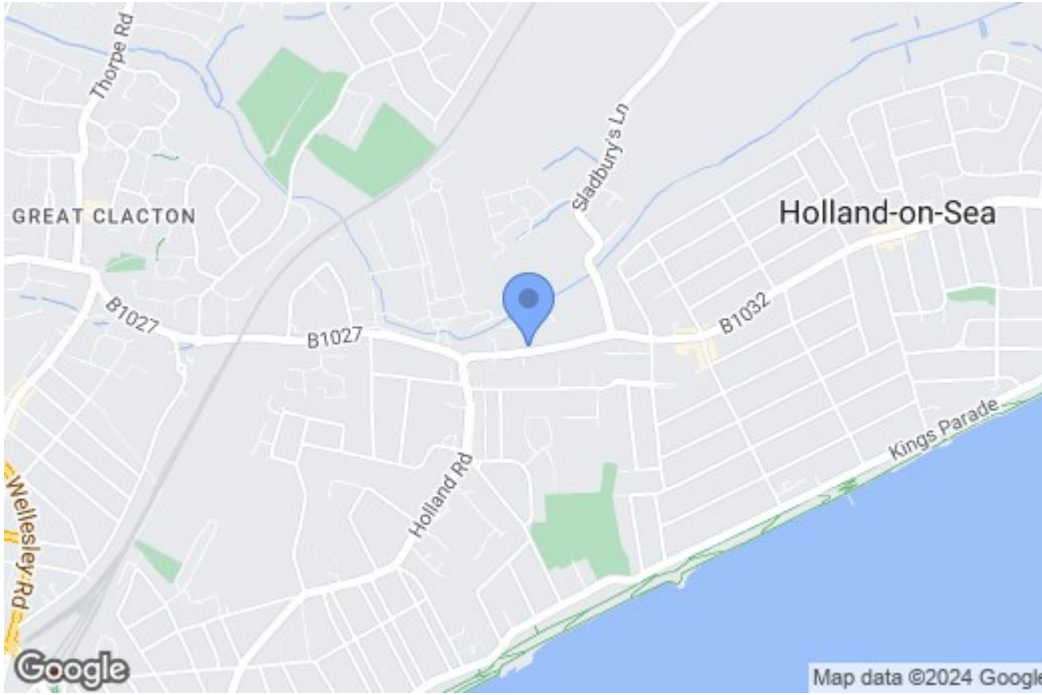


## Additional Information Clacton

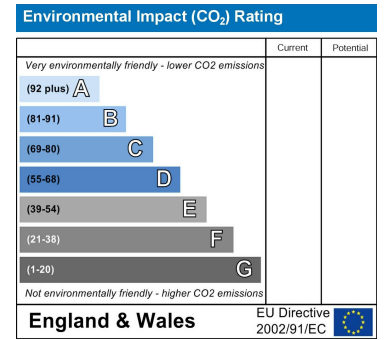
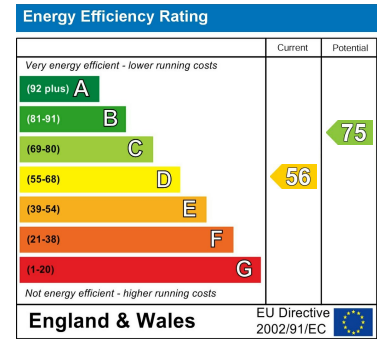
Council Tax Band: D  
Heating: Gas Central  
Seller's Position: Need to Find  
Garden Facing: North



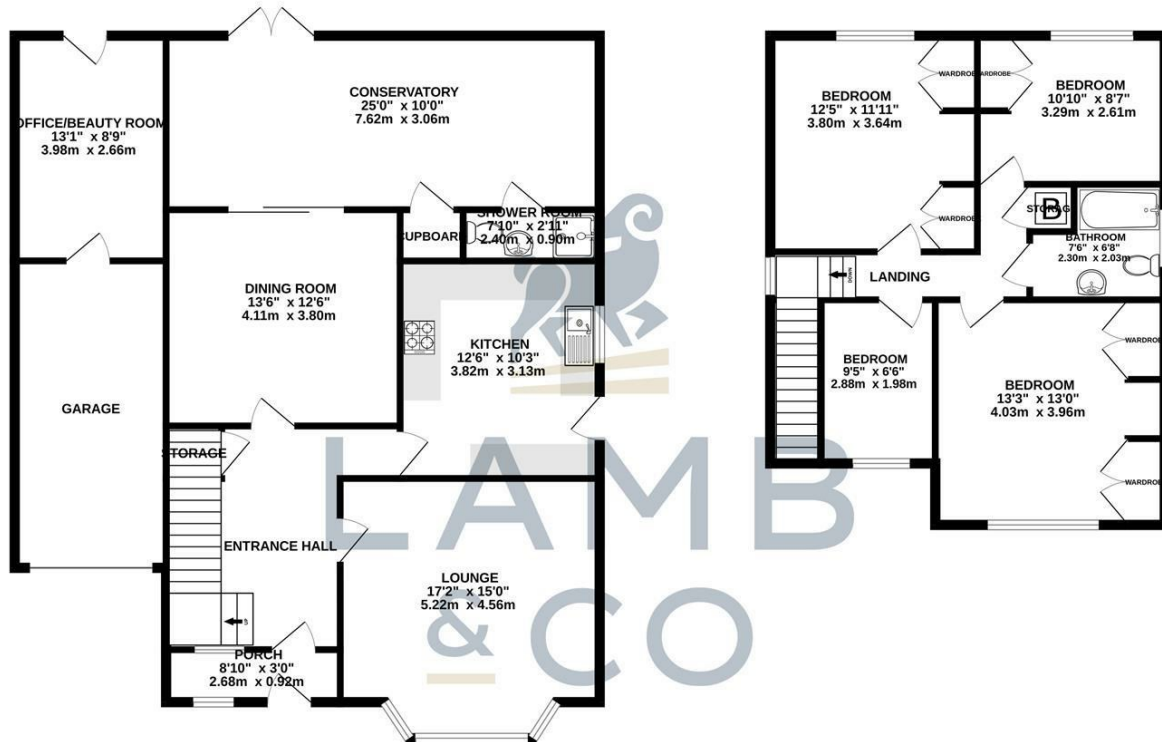
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1853 sq.ft. (172.2 sq.m.) approx.  
 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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