



LAMB & CO

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

### GUIDE PRICE £450,000

Guide Price £450,000 - £475,000. Situated on a primary road in the sought-after East Clacton area, this exquisite detached home offers superb connectivity with excellent access to local schools, public transport links, and major commuter routes. A perfect blend of elegance and functionality, the property boasts outstanding kerb appeal with a charming bay window, allowing natural light to flood the interior and enhance the home's airy ambience and high ceilings. Inside, you'll find two inviting reception rooms, a versatile office space, and a convenient ground floor shower room. The spacious conservatory opens out to a large patio area, seamlessly blending indoor and outdoor living and overlooking a beautifully maintained, generous garden.

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



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)





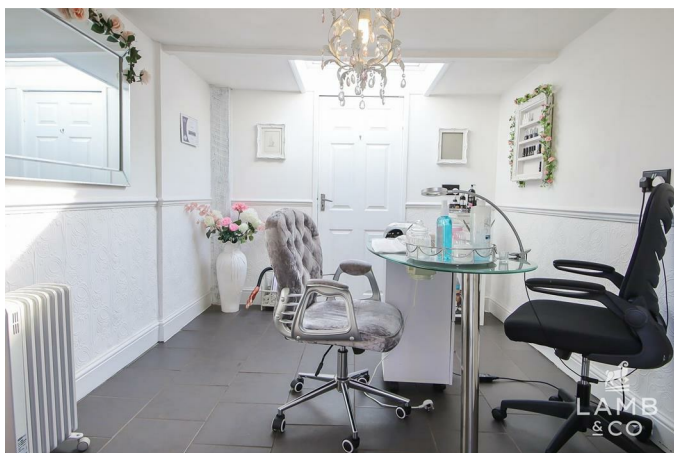
## BEDROOM ONE

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

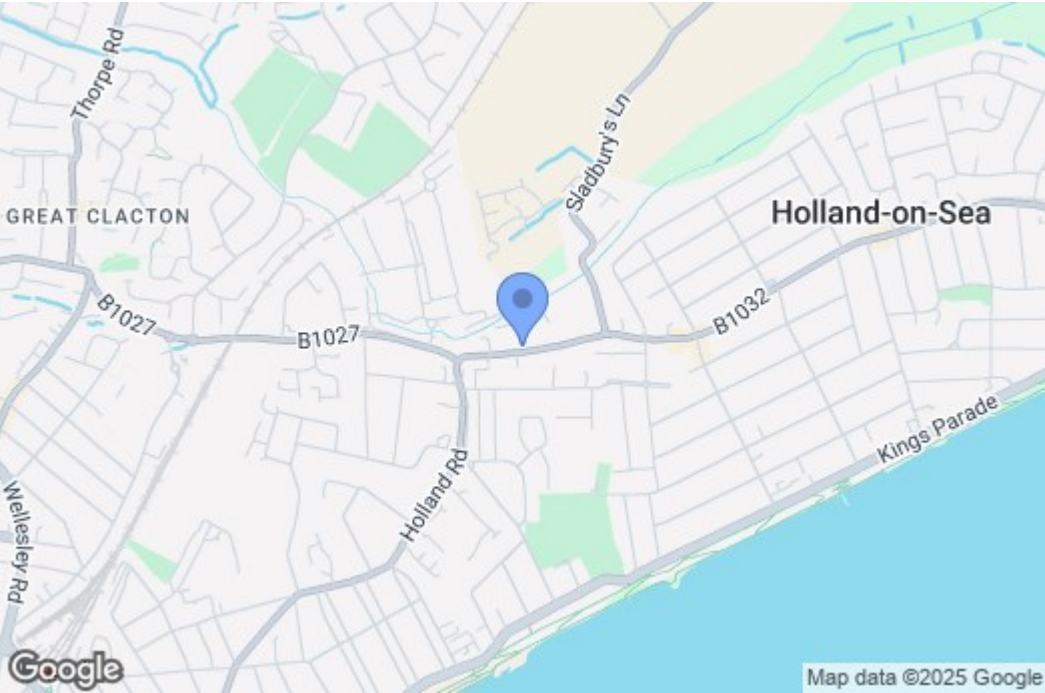


## Additional Information Clacton

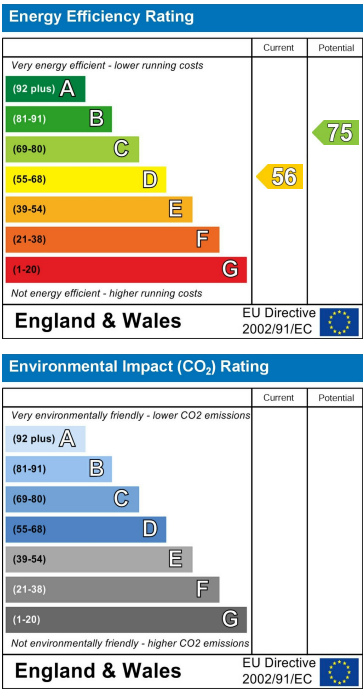
Council Tax Band: D  
Heating: Gas Central  
Seller's Position: Need to Find  
Garden Facing: North



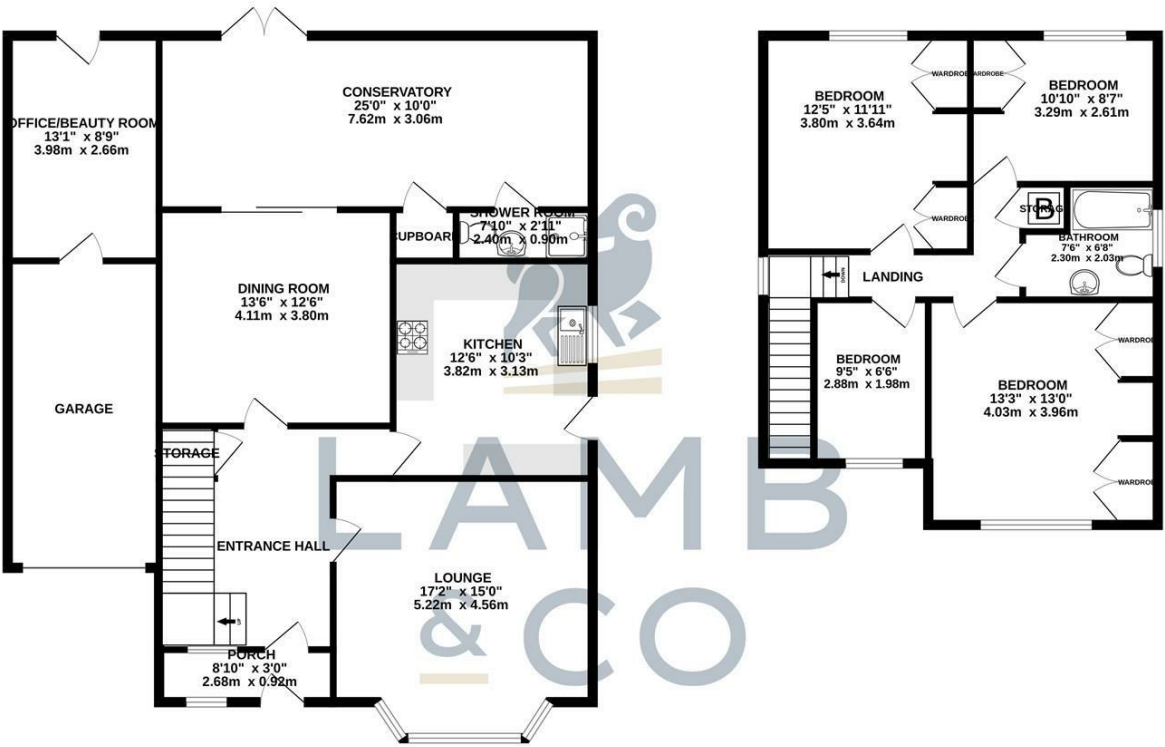
Map



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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