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**Sheen's**  
The Action Agents



## Ingarfield Road Holland-On-Sea, CO15 5XA

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED THREE BEDROOM EXTENDED DETACHED BUNGALOW located on Ingarfield Road in the picturesque Holland-On-Sea. Step inside this extended bungalow and be greeted by a beautifully designed OPEN PLAN LIVING AREA, ideal for creating lasting memories with family and friends. The property's layout offers a seamless flow from room to room, providing a sense of space and comfort. Situated in the sought-after area of Holland-On-Sea, this bungalow offers not just a home, but a lifestyle. Enjoy the tranquillity of the neighbourhood while still being within easy reach of local amenities and the stunning coastline. An internal inspection is highly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **24'5 x 14' Lounge Diner**
- **16'2 x 10'11 Kitchen**
- **12'7 x 11'1 Sitting Room**
- **Show Room + Three Piece Bathroom Suite**
- **Extended Providing Open Plan Living**
- **Garage & Off Street Parking**
- **Fully Double Glazed**
- **Gas Central Heating (n/t)**
- **EPC Rating E**



**Price £475,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door leading to;

#### ENTRANCE HALLWAY

Radiator. Door to;



#### SITTING ROOM

12'7 x 11'1

Stairflight to first floor. Radiator. Double glazed window to side. Open access to;



## LOUNGE DINER

24'5 x 14'

Multi-fuel free standing stove. Two radiators. Double glazed windows to side and rear. UPVC double glazed French door leading to rear garden. Open access to;



## KITCHEN

16'2 x 10'11

Modern fitted kitchen suite comprising; Laminated squared edge work surfaces with inset single bowl single drainer sink unit with stainless steel mixer tap. All kitchen appliances are Neff branded (not tested) and comprise of; Inset four ring electric hob with extractor hood above, Inset oven, Integrated fridge freezer and an Integrated dishwasher. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Splash back. Double glazed window to side. Double glazed door leading to side garden.



## BEDROOM ONE

17'9 into bay x 11'

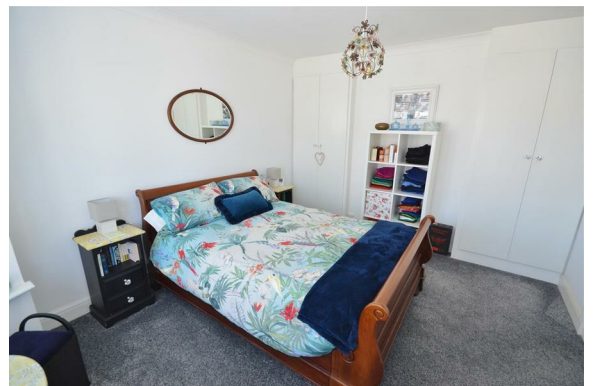
Built-in wardrobe. Radiator. Double glazed bay windows to front.



## BEDROOM TWO

13'8 into bay x 10'9

Two built-in wardrobes. Radiator. Double glazed bay window to front.



### SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Stand-in shower cubicle with wall mounted shower-head attachment above. Part tiled. Heated towel rail. Double glazed sky light.



### FIRST FLOOR LANDING

Storage cupboard. Double glazed Velux window to side. Door to;

### BEDROOM THREE

13'2 x 11'2

Storage cupboard. Loft access. Radiator. Double glazed window to front.



### BATHROOM

Three piece white bathroom suite comprising; Low level W.C. Pedestal hand wash sink basin with stainless steel mixer tap. Panelled bath with stainless steel mixer tap and wall mounted shower-head attachment above. Part tiled. Heated towel rail. Double glazed Velux window to rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicle. Access to Garage. Side pedestrian access to rear.



## GARAGE

Up and over door. UPVC double glazed door leading to rear garden.



## OUTSIDE - REAR

Patio paved area with remainder being stone shingle and laid to lawn. Enclosed by panelled fencing. Two wooden storage sheds. Side pedestrian access to front.





## BA 0624

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

## 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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INGARFIELD ROAD, HOLLAND-ON-SEA, ESSEX, CO15 5XA

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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## Selling properties... not promises

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