



## Bedford Road Holland-On-Sea, CO15 5LH

Nestled on the charming Bedford Road in Holland-On-Sea, this IMPRESSIVE FOUR BEDROOM THREE RECEPTION ROOM DETACHED BUNGALOW offering spacious living ALL ON ONE LEVEL. The property offers a perfect blend of space and comfort, making it an ideal family home. With FOUR well-appointed bedrooms, including TWO with En-suite facilities, this property caters to the needs of a growing family or those who enjoy hosting guests.

Covering an expansive 142 SQUARE METERS, this property offers generous living space, ensuring that everyone can find their own corner to unwind.

In summary, this exceptional property on Bedford Road is a rare find, combining spacious living with a peaceful setting. It is a perfect opportunity for those seeking a comfortable and stylish home by the sea. An internal inspection is highly advised to appreciate the accommodation on offer.

- Four Bedrooms
- Three Reception Rooms
- 15'3 x 8'5 Kitchen
- Two En-Suites
- Four Piece Bathroom Suite & Seperate Cloakroom
- Fully Double Glazed
- Gas Central Heating (n/t)
- 21'10 x 10'10 Entertainment Room
- No Onward Chain
- EPC Rating C



**Price £525,000 Freehold**

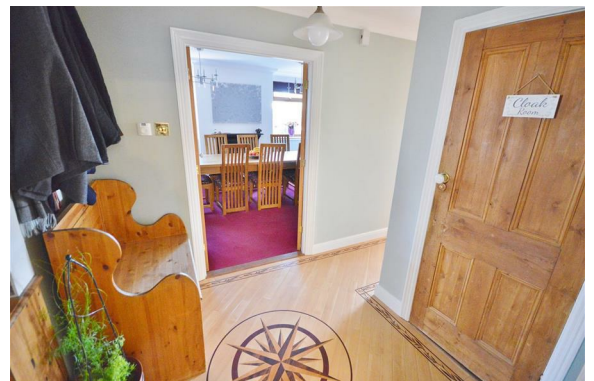
## Accommodation Comprises

The accommodation comprises approximate room sizes

UPVC double glazed entrance door to;

### ENTRANCE HALLWAY

Amtico patterned flooring in oak effect with two circular detailed designs. Loft access which houses the gas boiler (not tested). Airing cupboard housing pressurized cylinder. Two radiators. Door to;



## LOUNGE

15' x 15'

South facing. Inset gas fire with feature stone fire surround. Radiator. Bi-folding door leading to rear garden. Solid wood partially glazed doors to;



## STUDY

11' x 9'6

Range of light oak fitted tall partially glazed storage cupboards. Bespoke double sided desk with drawers of various sizes to house hanging files. Down lighters. Ceiling fan. Radiator. South facing picture double glazed window to garden. Door to;



## BEDROOM THREE

12'9 x 7'10

Built in wardrobes with mirror fronted doors. Ceramic flooring. Hanging rails to former shower recess. Radiator. Double glazed window to side. UPVC double glazed door leading to outside courtyard area. Door to;



## EN-SUITE W.C

Comprises; Low level W.C. Wall mounted corner hand wash sink basin. Extractor fan.

## KITCHEN

15'3 x 8'5

Fitted kitchen suite comprising; Square edge granite work surfaces with inset one and a half bowl ceramic sunken sink unit with stainless steel mixer tap. Inset five ring electric hob with double oven under and extractor hood above. Inset full height fridge and freezer. Integrated microwave. Integrated dishwasher. All appliance not tested. Selection of matching wall units with cupboards and drawers at both eye and floor level. Matching dresser unit. Larder storage cupboard. Breakfast bar. Black granite Amtico flooring. Double glazed window to side, open access to;



## UTILITY ROOM

6' x 5'10

Space and plumbing for white goods appliances. Laminated rolled edge base unit with inset single drainer stainless steel sink unit with stainless steel mixer tap. Radiator. Double glazed window to rear. UPVC double glazed door leading to rear garden.



### DINING ROOM/BEDROOM FIVE

13'x 11'2

Ornamental fire place. Two radiators. Double glazed windows to side. Solid wood part glazed double doors leading to Hallway.



### BEDROOM ONE

14'8 x 12'11 into bay

Built in wardrobes with cream colour fronted doors. Solid oak wood flooring. Privacy shutters. Radiator. Double glazed bay windows to front. Door to;



### EN-SUITE SHOWER ROOM

Comprises; Low level W,C. Vanity hand wash sink basin with stainless steel mixer tap. Step-in shower cubicle with wall mounted shower-head attachment above. Back lit mirror with shaver point. Fully tiled. Extractor fan. Heated towel rail.



## BEDROOM TWO

14'7 x 13'2 into bay

Currently used as a music room. Fitted units comprising; Laminated square edge work surfaces with inset one and a half bowl single drainer stainless steel sink with stainless steel mixer tap. Selection of matching wall units with cupboards at both eye and floor level. Privacy shutters. Radiator. Double glazed bay windows to front.



## BEDROOM FOUR

14'2 x 9'4

Radiator. Double glazed window to side.



### FOUR PIECE BATHROOM SUITE

Four piece bathroom suite comprising; Low level; W.C. Single marble bowl vanity wash basin with mixer tap on granite work surface. Solid oak panelled bath. Step-in shower cubicle with wall mounted shower attachment above. Fully tiled. Heated towel rail. Amtico flooring. Double glazed window to side.



### SEPARATE W.C

Comprising; Low level; W.C. Vanity hand wash sink basin with stainless steel mixer tap and double cupboard below. Solid oak floor. Wood panelling to walls. Built in storage cupboards housing electricity meter. Radiator.



### OUTSIDE - FRONT

Block paved driveway providing off street parking for 3 vehicles. Ornate wall. Flower bed with mature shrubs. Side pedestrian access to both sides leading to outside rear.



## OUTSIDE - REAR

approximately 60' x 47'

South facing rear garden being patio paved with remainder being laid to lawn. External plug sockets. Enclosed by panelled fencing. 8' x 8' wooden storage shed to remain. Brick built workshop. Hot Tub to remain. Ornate street light lanterns. Further courtyard area with secure animal pen. Outside tap. Outside security lighting. Mature hedgerow. UPVC double glazed door leading to Entertainment room.



## ENTERTAINMENT ROOM

21'10 x 10'10

Fully insulated. Power, light and water connected. Three Velux windows. Two electric radiators (not tested). Fitted units comprising square edged oak work surfaces with overhang for bar stools. Fitted optics and display. Shelving. Laminated wood flooring. Feature brick wall. Single drainer sink unit. Integrated fridges (not tested). Bi-folding doors leading to garden.



## BRICK BUILT WORKSHOP

12'2 x 6'1

Power and light connected. Fitted with work benches.

## AGENTS NOTES

The vendor has made me aware the Solar Panels are owned outright.

## BA 04/25

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.

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## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: N/A

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

Non-Standard Property Features To Note: N/A

## Particular Disclaimer

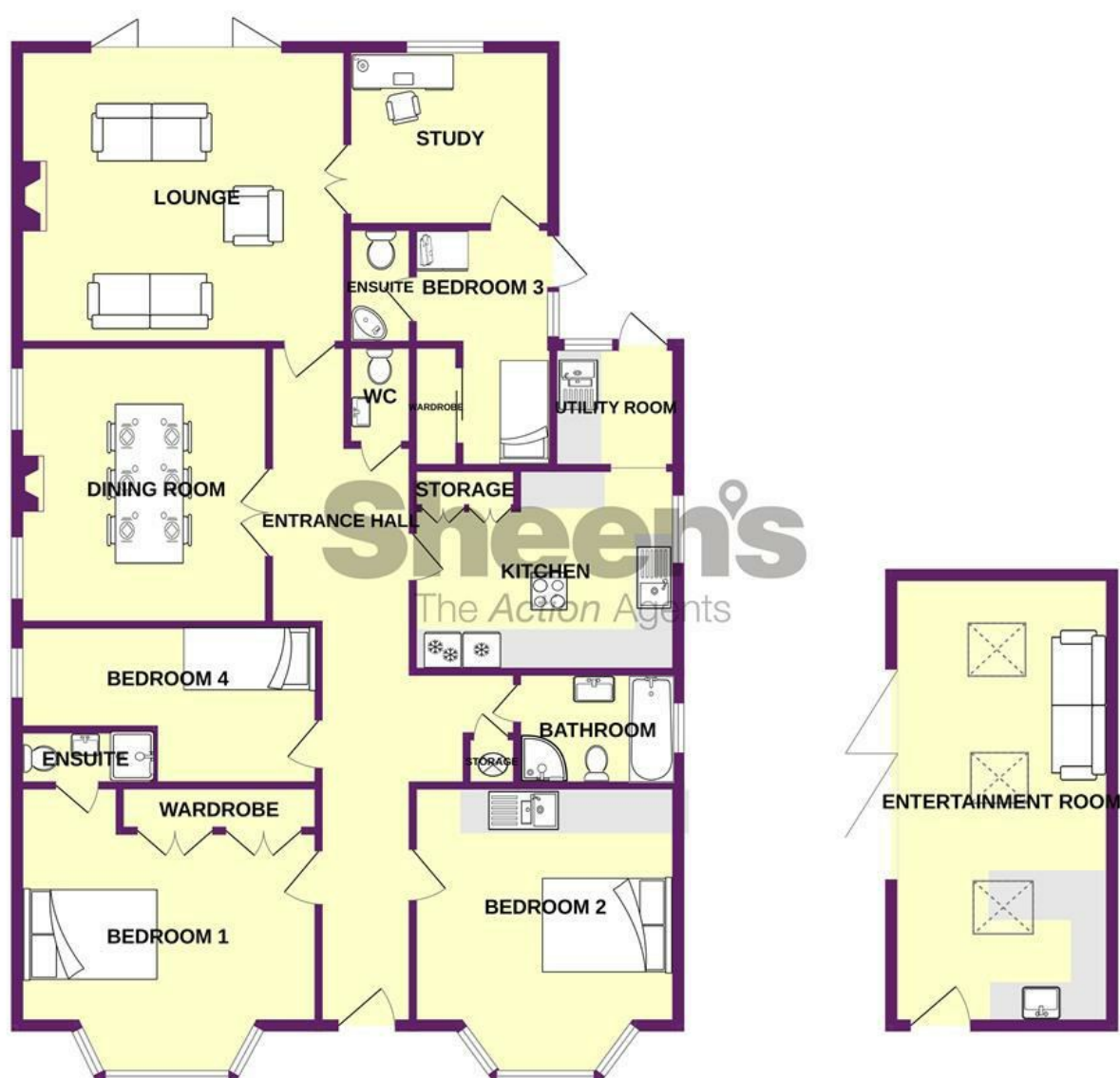
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## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## GROUND FLOOR



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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