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PAVEYS
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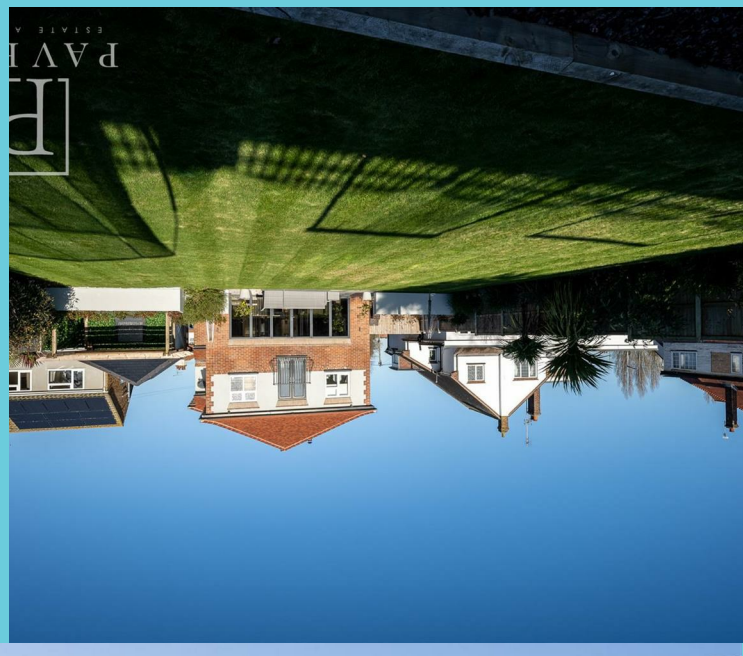

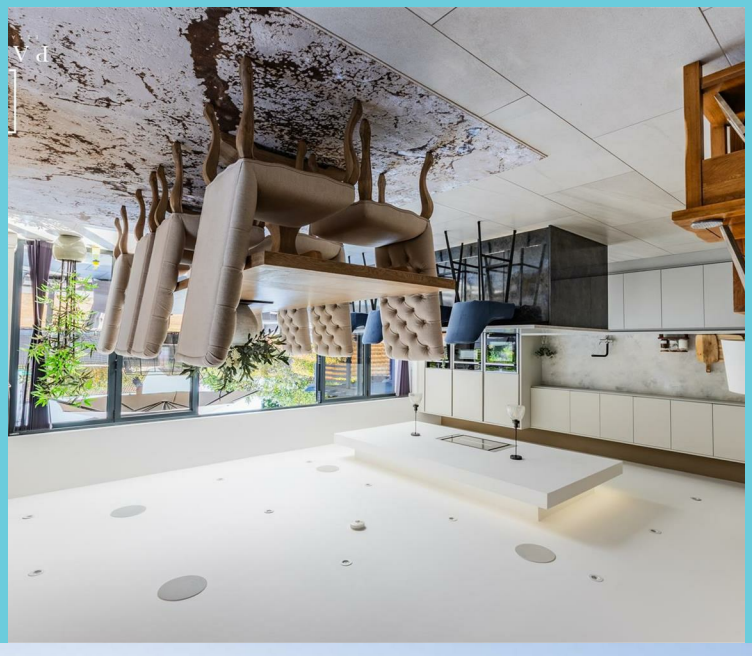

296, Holland Road

Clacton-On-Sea, CO15 6NR

Offers in excess of £750,000 Freehold

PAVEYS
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296, Holland Road

Clacton-On-Sea, CO15 6NR

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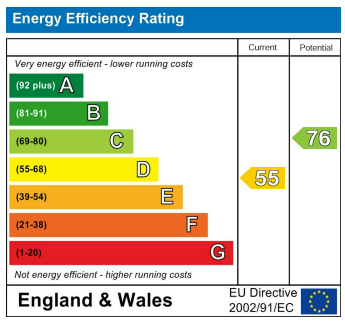
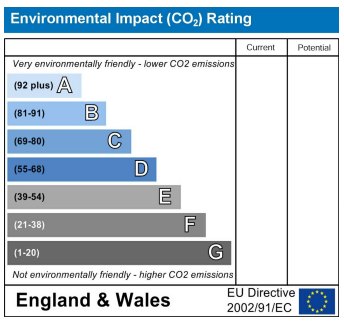
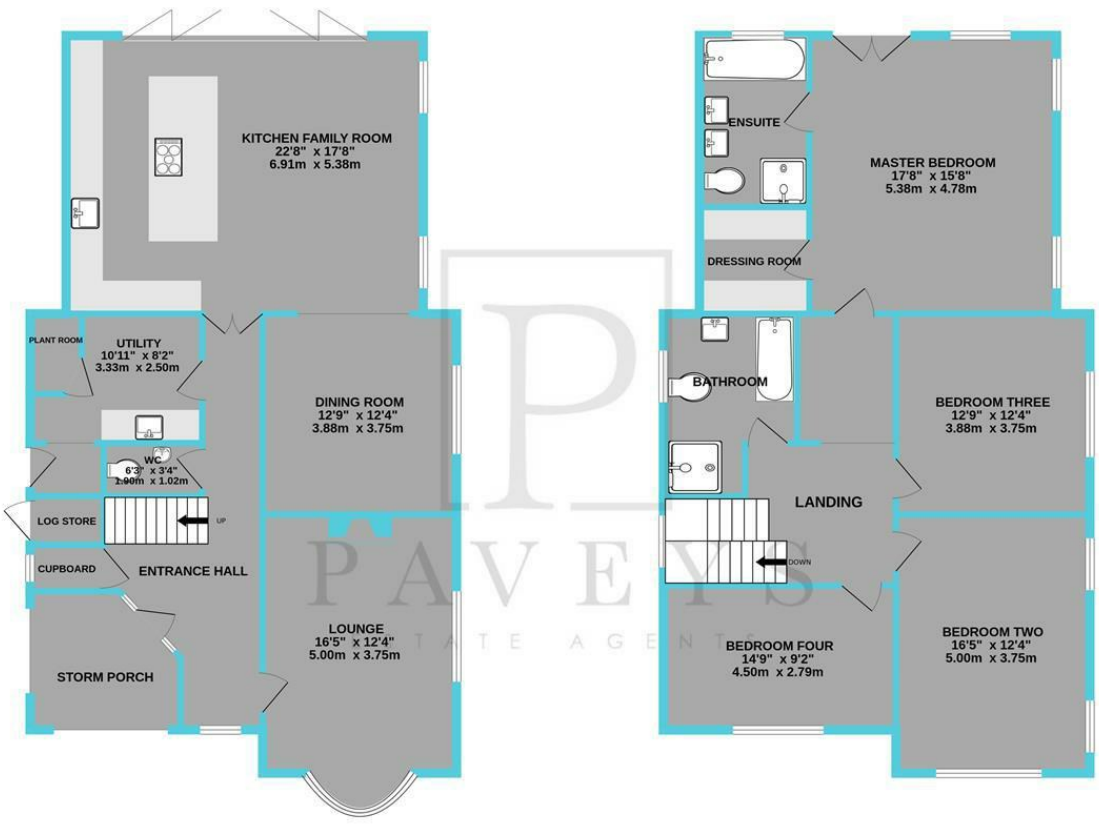
Paveys have the pleasure in offering for sale this BEAUTIFULLY MODERNISED & EXTENDED 1930'S DETACHED FAMILY HOME centrally positioned within easy reach of all amenities including shops, pubs and restaurants, schools and local sporting clubs. This attractive property offers an impressive 2302 sq ft of accommodation which has been finished to a very high standard with the many original features having been beautifully enhanced. The property boasts a stunning kitchen family room with contemporary kitchen, high end appliances and bi fold doors to the garden, two formal reception rooms, master bedroom suite with Juliet balcony, en suite bathroom and dressing room, three further double bedrooms and beautiful family bathroom. The superb rear garden is a perfect entertaining space with a great size lawn, large patio area and space for a hot tub. There is also ample off road parking and a detached garage. This family home is ready to move into! An early viewing is advised, call Paveys to arrange your appointment to view.







TOTAL FLOOR AREA : 2302 sq.ft. (213.9 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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STORM PORCH
Feature storm porch with arched entrance, tiled step, exterior lighting.

ENTRANCE HALL
Feature entrance door and stained glass windows to front aspect, wood flooring, panelling to walls and ceilings, stair flight to First Floor, built in cupboard with double glazed window to side, double doors to Kitchen Family Room, radiators.

CLOAKROOM 6'3 x 3'4 (1.91m x 1.02m)
Suite comprising low level WC and wall mounted wash hand basin. Wood flooring part panel walls, fitted wall light, radiator.

LOUNGE 16'5 x 12'4 (5.00m x 3.76m)
Double glazed bay window to front and double glazed window to side, fitted shutters, fitted carpet, feature ceiling panelling, picture rail, wall lights, feature fireplace with stone surround and inset fuel burner (not tested by agent), radiators.

DINING ROOM 12'9 x 12'4 (3.89m x 3.76m)
Double glazed window to side, porcelain tiled flooring, underfloor heating, feature panelling to walls and ceiling, picture rail, two built in cupboards, opening through to Kitchen Family Room, radiator with cover.

KITCHEN FAMILY ROOM 22'8 x 17'8 (6.91m x 5.38m)
Modern handless over and under counter units, matching full height cupboards, granite work tops and splash backs, inset undermount sink with mixer tap and instant hot water tap, under unit lighting. Large island unit with breakfast bar, inset Neff 5 ring induction hob with Faber extractor hood over. Range of built in appliances include 2 Neff eye level ovens, Neff microwave/oven, Neff warming drawer, Bosch dishwasher, full height fridge, full height wine fridge freezer (available under separate negotiation). Double glazed bi fold doors to rear garden, two double glazed windows to side, porcelain tile flooring, underfloor heating, smooth ceiling, spot lights, TV point.

SNUG

UTILITY ROOM 10'11 x 8'2 (3.33m x 2.49m)
Modern Shaker style over and under counter units, wooden work tops and upstands, inset white ceramic sink with mixer tap. Space and plumbing for washing machine, space for tumble dryer. UPVC double glazed door to side, double glazed window to side, door to Plant Room, wood flooring, smooth ceiling, spotlights, radiator.

PLANT ROOM
Housing wall mounted boiler, pressurised water tank and water softener.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed feature stained glass window to side, fitted carpet, feature ceiling panelling, spot lights, loft access, radiators.

MASTER BEDROOM 17'8 x 15'8 (5.38m x 4.78m)
Double glazed French doors and Juliet balcony to rear, double glazed windows to rear and side aspects, fitted carpet, smooth ceiling, spotlights, doors to En-Suite & Dressing Room, TV point, upright radiator.

EN SUITE TO MASTER BEDROOM
White suite comprising low level WC, his & hers vanity wash hand basins, large walk in shower cubicle and bath with mixer taps. Double glazed window to rear, herringbone flooring, smooth ceiling, spot lights, fully tiled walls, large illuminated mirror, chrome heated towel rail.

DRESSING ROOM
Fitted carpet, fitted hanging rails and shelving, smooth ceiling, spot lights.

BEDROOM TWO 16'5 x 12'4 (5.00m x 3.76m)
Double glazed windows to front and side aspects, fitted carpet, feature ceiling panelling, upright radiator.

BEDROOM THREE 12'9 x 12'4 (3.89m x 3.76m)
Double glazed window to side, fitted carpet, feature ceiling panelling, spot lights, picture rail, radiator.

BEDROOM FOUR 14'9 x 9'2 (4.50m x 2.79m)
Double glazed window to front, fitted carpet, feature ceiling panelling, radiator.

BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin with cupboards below, large walk in shower cubicle with glass doors and bath with mixer taps. Double glazed window to side, tiled flooring, part tiled walls, picture rail, coved ceiling, spot lights, wall mounted illuminated mirror, chrome heated towel rail.

OUTSIDE FRONT
Large block paved driveway providing ample off road parking for numerous vehicles, retaining wall and panel fencing, lawn area with plant and shrub borders, 2 sets of double gates leading to rear garden.

OUTSIDE REAR
Beautiful size family garden, large paved patio area and entertaining space with raised flower and shrub beds, generous lawn area with retaining shrubs and plants, panel fencing. Pergola and space for hot tub, access to garage. Paved side access to the front of the detached garage, access to Log Store, outside tap, 2 sets of double gates to front.

DETACHED GARAGE 18'6 x 9'2 (5.64m x 2.79m)
Electric up and over door, double glazed door to side, double glazed window to rear, power and light connected (not tested).

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.