

**Merrilees Crescent, Holland-On-Sea
CO15 5XY**

Guide Price £425,000 to £435,000

Freehold





- ESTABLISHED DETACHED HOUSE
- EXTENDED
- THREE BEDROOMS
- TWO RECEPTIONS
- FIRST AND GROUND FLOOR BATHROOMS
- UTILITY ROOM
- KITCHEN/BREAKFAST ROOM
- AMPLE OFF ROAD PARKING
- GARDEN WORKSHOP
- CLOSE TO LOCAL SHOPS AND SEAFRONT

**** A BEAUTIFULLY PRESENTED EXTENDED THREE BEDROOM TWO RECEPTION DETACHED HOUSE IN THE SOUGHT AFTER AREA OF HOLLAND ON SEA ****

This lovely property has been owned by the present owners since 2009 and in that time has been sympathetically extended, offering a perfect blend of style, space, and modern living.

The accommodation is set out over two floors with the ground floor having a light and airy entrance hall. The living room runs seamlessly through to the dining area and into the modern fitted kitchen/breakfast room - ideal for entertaining and/or family gatherings. A shower room and separate utility also help with those everyday needs.

Upstairs there are three spacious bedrooms and a family bathroom with separate WC.

Outside a large paved driveway provides ample off road parking, whilst the easy to maintain rear garden (also of good size) is set out for enjoying those lazy Sunday afternoons.

An appointment to view the accommodation on offer should be made at your earliest convenience to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

16' 5" x 3' 0" (5.00m x 0.91m)

Modern double glazed frosted entrance door. Built-in meter cupboard, radiator. Staircase to first floor landing, large storage cupboard under stairs.

LIVING ROOM

14' 0" x 10' 5" (4.26m x 3.17m)

Double glazed Bay window to front elevation, picture rail, radiator. Open plan dining room.

DINING ROOM/SECOND RECEPTION

13' 0" x 10' 5" (3.96m x 3.17m)

Picture rail. Opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18' 8" x 12' 1" (5.69m x 3.68m)

Double glazed French doors to rear garden, double glazed window to rear elevation. Single bowl sink unit with mixer tap inset to work surface with cupboards under. Range of modern cupboards, drawers and units with adjacent work tops, wall mounted matching units. Fitted filter hood over range cooker area, space for American style fridge/freezer. Wood laminate flooring.

UTILITY ROOM

9' 5" x 8' 4" (2.87m x 2.54m)

Double glazed frosted door to side elevation. Space for washing machine and space for tumble dryer. Floor standing storage cupboards with adjacent work top and wall mounted storage cupboard.

SHOWER ROOM

7' 6" x 5' 10" (2.28m x 1.78m)

Recessed lighting, double glazed frosted window to side elevation. Vanity mirror, heated towel radiator. Low level WC, vanity wash hand basin with storage under and walk-in shower cubicle with shower screen. Tiled walls and tiled flooring.



FIRST FLOOR LANDING

Double glazed window to front elevation with partial distance field views. Built-in cupboard housing Worcester combi gas boiler. Access to loft space with loft ladder.

BEDROOM ONE

12' 6" x 10' 4" (3.81m x 3.15m)

Double glazed window to front elevation with partial views. Picture rail. Range of fitted wardrobe cupboards and dresser units. Timber flooring, radiator.

BEDROOM TWO

13' 3" x 10' 6" (4.04m x 3.20m)

Double glazed window to rear elevation, radiator.

BEDROOM THREE

9' 2" x 8' 3" (2.79m x 2.51m)

Double glazed window to rear elevation, timber flooring, radiator.

FAMILY BATHROOM

6' 0" x 5' 0" (1.83m x 1.52m)

Double glazed frosted window to side elevation. Vanity wash hand basin with storage under and panel bath. Tiled walls and tiled flooring, heated towel radiator.

SEPARATE WC

5' 3" x 2' 3" (1.60m x 0.69m)

Double glazed frosted window to side elevation. Low level WC, tiled walls and flooring.

FRONT GARDEN

Open plan with ample off road parking. Flower beds, side access.

REAR GARDEN

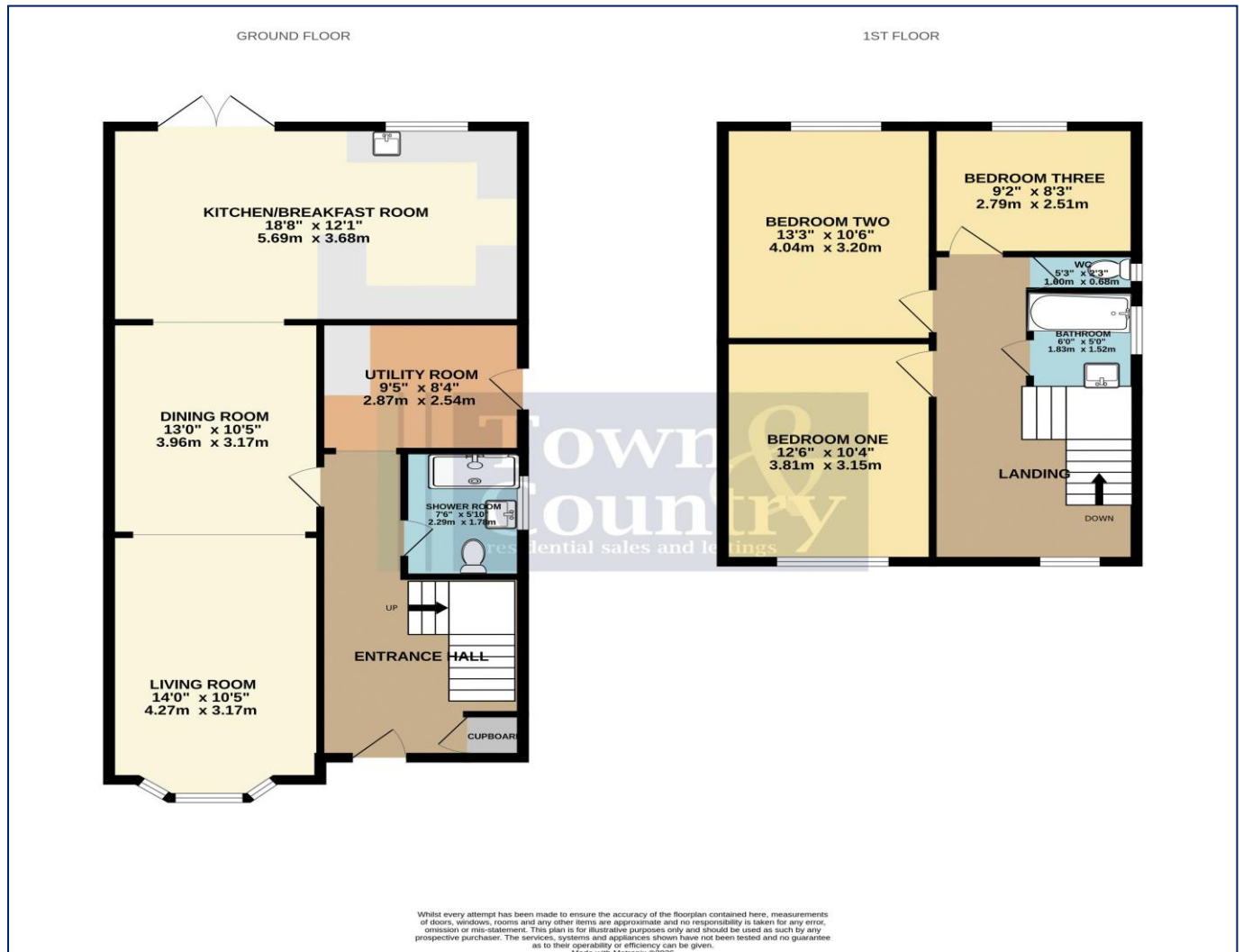
Paved areas for easy maintenance. Flower beds with stone and shingle. Feature central Koi carp pond, pizza shack and covered timber hot tub area. Access to large rear concealed work shop with power and lighting.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.