



- Detached Extended Family Home
- Four Double Bedrooms
- Italian Kitchen With High Range Appliances
- Media Wall & Protector with Drop Down Screen & Integrated Sound System
- Gated & Resin Driveway
- Detached Garage
- Versatile Accommodation
- Open Plan Lounge/Diner/Kitchen
- Utility & Downstairs Cloakroom
- Family Bathroom and Two En-Suites

### 45 Kings Parade, Holland-on-Sea, Clacton-on-Sea, Essex. CO15 5JB.

This charming immaculately presented extended family home overlooking the waterfront is simply stunning and offers versatile living for all the family to enjoy. This property has been improved by the current owners the main highlights include Italian made kitchen which opens onto the 26ft lounge/dinner, utility, cloakroom, four double bedrooms, two en-suites, family bathroom, walk in wardrobe, built in projector with media sound system, detached garage and a generous rear garden along with gated driveway with off road parking for multiple vehicles via the resin driveway. Sought after location positioned on the seafront town of Holland-On-Sea also within easy access to local amenities. Early viewing highly advised.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door to side, stairs to first floor, understairs storage, control system for gated driveway, oak French doors leading to:

### Inner Hall

Radiator, Oak doors leading to:

### Lounge/Diner



26' 02" x 13' 09" (7.98m x 4.19m) Double glazed windows to side and rear, French doors to rear opening onto the garden, two radiators, built in media wall, open living space.

### Kitchen



15' 11" x 12' 2" (4.85m x 3.71m) Double glazed window and French doors to rear, wall lights, a beautiful Italian kitchen including a range of wall and base units, kitchen island, marble worktop, tiled splash back, inset double sink with left and right drainer groves, American style fridge/freezer, range style cooker with gas hob, over head cooker hood, combination oven and microwave, dish washer.

### Bedroom Three

14' 1" x 10' 5" (4.29m x 3.17m) Double glazed bay fronted window to front, radiator, fitted wardrobes.

### En Suite

Double glazed window to side, inset lights, tiled walls, towel rail. low level WC, wash hand basin, separate corner shower.

### Bedroom Four

13' 2" x 9' 3" (4.01m x 2.82m) Double glazed bay window to front, radiator, fitted wardrobes/storage, currently used as hobby room but previously used as a bedroom.

### Utility

11' 0" x 8' 01" (3.35m x 2.46m) UPVC door to side, radiator, wall hung boiler, range of wall and base units, with stainless steel and laminate worktops, inset stainless steel sink, space for washing machine, tumble dryer.

### Cloakroom

11' 06" x 8' 01" (3.51m x 2.46m) Double glazed obscure window to side, part tiled walls, wall hung sink, low level WC.

## First First Floor

### Landing

11' 5" x 10' 5" (3.48m x 3.17m) Velux to side, radiator, wall lights.

### Bedroom One



19' 11" x 14' 6" (6.07m x 4.42m) Double glazed window to front and patio door opening onto the balcony, vaulted ceiling, two radiators, wall lights, projector with drop down screen and surround system, doors to:

# Property Details.

## Dressing Room



Velux window to side, fitted wardrobes and storage draws/cupboards.

## En Suite



Velux window to side, towel rail, ceiling extractor fan, tiled walls, low level WC, vanity unit, shower enclosure.

## Bedroom Two



19' 11" x 11' 0" (6.07m x 3.35m) 23' 0" x 5' 6" (7.01m x 1.68m) L  
Shape turning to: Double glazed window to rear and Velux windows to side, fitted wardrobes and storage draws, airing cupboard.

## Family Bathroom



Velux window to side, tiled walls, radiator, free standing bath, low level WC, shower enclosure. Loft access ( part boarded and insulated)

## Outside

### Off Road Parking & Garage

Resin driveway with ample off road parking for several vehicles via the gated entrance, the resin driveway continues to the side and rear of the property leading to the garage with power and light and boarded storage.

### Rear Garden



A beautifully maintained rear garden mainly laid to lawn, resin footpaths with raised patio area and hard standing area ready for garden shed, retained by privacy fencing, side access via both sides of the property.

