

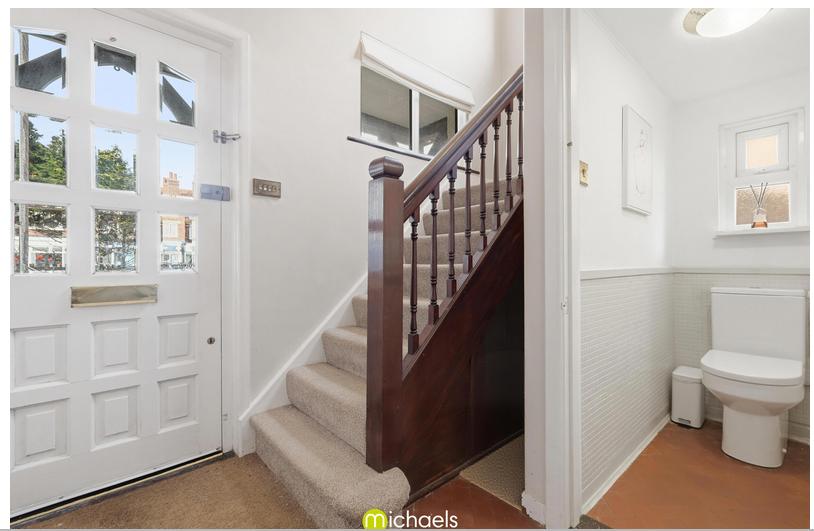


michaels
property consultants

- Flexible three/four bedroom detached home
- Separate living room and dining area
- Kitchen with adjoining utility room
- Added Benefit Of A Conservatory
- Principal bedroom with en-suite shower room
- Driveway providing off-road parking
- Detached garage offering additional storage
- Generous south-facing rear garden

42 Frinton Road, Holland-on-Sea, Clacton-on-Sea, Essex. CO15 5UL.

This detached bay-fronted home offers flexible accommodation arranged over two floors, making it well suited to a variety of living needs. The layout includes multiple reception spaces, a kitchen supported by a separate utility room, and an additional ground floor room which could be used as a bedroom, study or playroom. A cloakroom and conservatory complete the ground floor. Upstairs, there are three bedrooms, including a main bedroom with its own shower room, along with a modern family bathroom and a spacious landing. The property further benefits from double glazing, box bay windows, a log burner and gas central heating throughout.



Property Details.

Ground Floor

Entrance Hall

Tiled floor, window to front, radiator, stairs to first floor and doors to:

Downstairs Cloakroom

Obscure window to side, close coupled WC, vanity wash hand basin, radiator.

Dining Room



13' 0" x 12' 2" (3.96m x 3.71m) With radiator, picture rail open to kitchen and twin glazed door to:

Living Room



19' 9" x 12' 2" (6.02m x 3.71m) Box bay window to front, radiator, chimney with inset log burning stove.

Kitchen



14' 5" x 8' 0" (4.39m x 2.44m) Door to side, window to rear, French doors to Conservatory, a range of fitted units and drawers with worktops over, inset sink and drainer, fitted oven, hob and extractor, matching eye level units, breakfast bar and radiator.

Conservatory



11' 6" x 11' 6" (3.51m x 3.51m) Brick plinth and Upvc construction, windows to side, French doors to garden, radiator, ceiling fan.

Utility Area

8' 2" x 4' 8" (2.49m x 1.42m) Windows to side, glazed door to garden, space and plumbing for washing machine, tumble dryer and fridge, door to:

Ground Floor Bedroom/Study/Play Room

11' 10" x 11' 6" (3.61m x 3.51m) Window to side, radiator.

First Floor

Landing

Radiator, window to side and doors to:

Property Details.

Master Bedroom



19' 7" x 12' 2" (5.97m x 3.71m) Box bay window to front, radiator, picture rail and door to shower room.

Bathroom



Two windows to front, bath with shower screen and electric shower over, close coupled WC, vanity wash hand basin, tiled floor, heated towel rail.

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin, tiled floor, electric heated towel rail, tiled walls.

Bedroom



12' 11" x 12' 2" (3.94m x 3.71m) Window to rear, radiator, picture rail.

Bedroom

7' 11" x 7' 10" (2.41m x 2.39m) Velux window to rear, fitted wardrobe/airing cupboard. This room could have the cupboard removed and water cylinder moved to create more floor space.

Outside

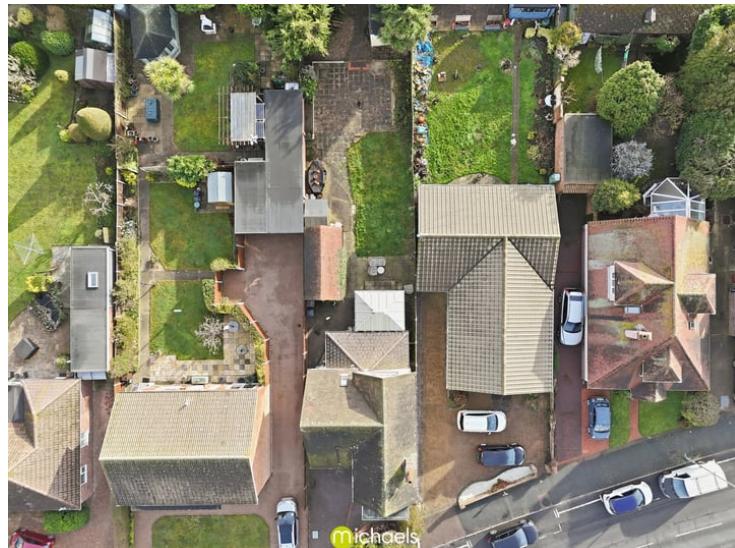
Parking

Hardstanding to front offering off road parking for 2/3 cars and gated access to rear.

Garage

Situated to the rear of the property offering up and over door to front, door to garden, power and light connected. We are informed by the vendors that the shared driveway could be put back to offer vehicle access to this garage.

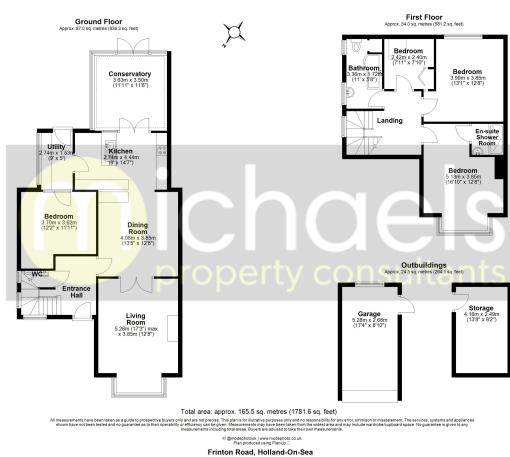
Rear Garden



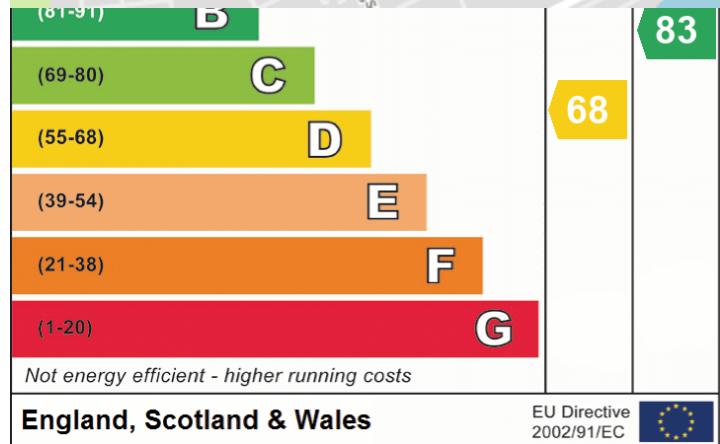
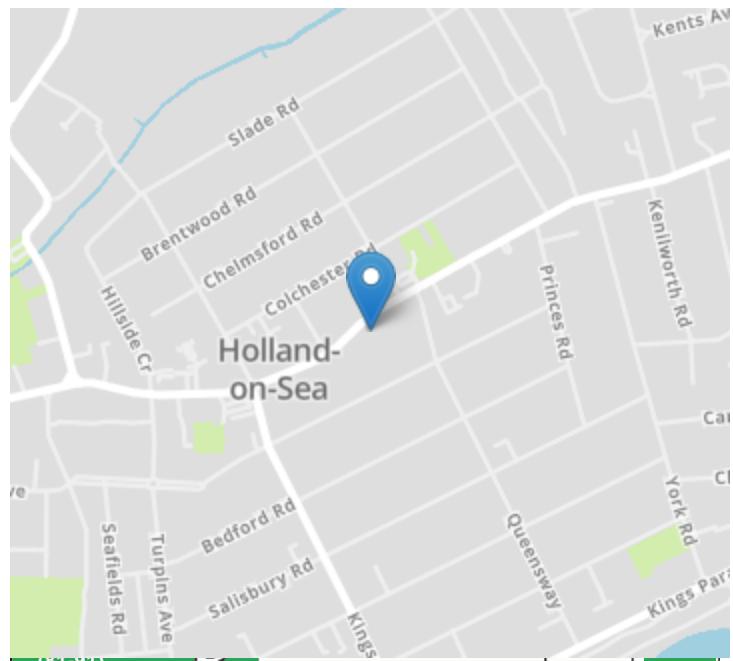
A generous sized rear garden mainly laid to lawn with various trees, shrubs and plants, patio area, hard standing and shed.

Property Details.

Floorplans



Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

