



- Field Views
- Off Road Parking & Garage
- Three Reception Rooms
- Utility Room
- Generous Garden
- Four Double Bedrooms
- No Chain

## 99 Holland Road, Little Clacton, Clacton-on-Sea, Essex. CO16 9RU.

Guide Price £500,000 - £525,000. Set back along a quiet road is this deceptively spacious four bedroom detached chalet. Located in Little Clacton this property offers great access to local shops, schools and Clacton's famous sea front. Ideal for any growing family this property offers an abundance of space both inside and out. Outside the property has off road parking for numerous vehicles, a double garage with integral access and it also benefits from stunning field views. Internally the space continues with its large separate living room, open planned kitchen/dining room, separate and formal dining space, utility room, office space, four double bedrooms and three bathrooms. To appreciate everything this property has to offer please call us now to arrange a viewing.



# Property Details.

## Ground Floor

### Entrance Hall

6' 7" x 4' 3" (2.01m x 1.30m)

### Hallway

4' 4" x 16' 10" (1.32m x 5.13m) Radiator and doors to;

### Living Room



17' 0" x 17' 9" (5.18m x 5.41m) Windows to front, radiator, electric fire place, sliding doors through to;

### Sun Room



10' 8" x 7' 4" (3.25m x 2.24m) Doors out to front, tiled flooring.

### Kitchen/Dining room



16' 7" x 17' 11" (5.05m x 5.46m) Windows to rear, tiled flooring, inset spot lights, range if eye and low level fitted units with work surface over, centre island with storage cupboards under, integrated fridges to remain, built in dishwasher double oven, with hob and extractor over

### Utility Room

7' 10" x 12' 11" (2.39m x 3.94m) Windows and doors to rear, inset spot lighting, low level fitted units with work surface over, inset sink, space for washing machine, tumble dryer, fridge/freezer and door into the garage.

### Dining Room



16' 6" x 13' 9" (5.03m x 4.19m) Windows rear and doors to conservatory, radiator

### Conservatory



10' 11" x 11' 11" (3.33m x 3.63m) Windows to rear, double doors out to garden.

### Study

12' 11" x 12' 0" (3.94m x 3.66m) Window to front and radiator

### Ground Floor Bathroom



9' 3" x 8' 5" (2.82m x 2.57m) Window to side, tiled flooring, single panelled bath, separate show cubicle, wash hand basin, W/C.

# Property Details.

## Bedroom Two



13' 4" x 13' 11" (4.06m x 4.24m) Window to front, radiator.

## Hallway

9' 11" x 9' 8" (3.02m x 2.95m) Radiator, window to side and stairs up.

## First Floor

## Landing

Access into storage cupboards, eaves storage and doors to;

## Master Bedroom



18' 3" x 11' 10" (5.56m x 3.61m) Window to front, radiator, access to wardrobe and door to;

## En-Suite



6' 6" x 7' 6" (1.98m x 2.29m) Fully tiled suite, W/C, vanity sink unit, shower cubicle heated towel rail.

## Bedroom three



9' 0" x 13' 3" (2.74m x 4.04m) Window to rear, radiator, built in storage cupboard.

## Bedroom Four

9' 0" x 13' 3" (2.74m x 4.04m) Window to rear, radiator, built in storage cupboard.

## Bathroom

8' 7" x 7' 5" (2.62m x 2.26m) Sky light, fully tiled, single panelled bath, wash hand basin, shower cubicle and W/C.

## Outside

## Garden

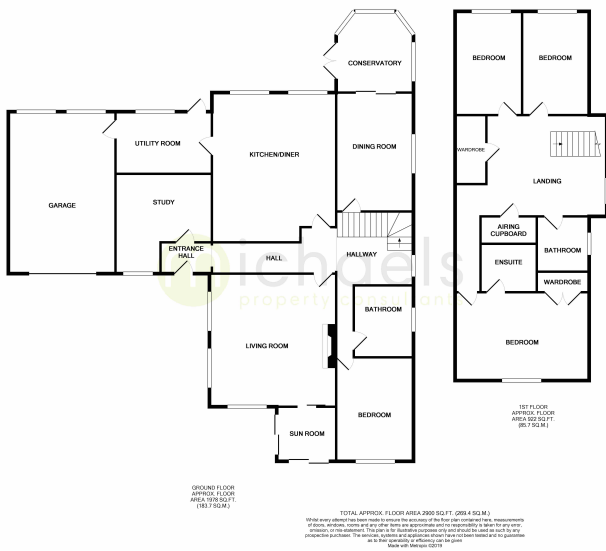


The property benefits from an incredible spacious and private rear garden which over looks open fields. Fully enclosed by fencing and mostly laid to lawn with sections of small patio.

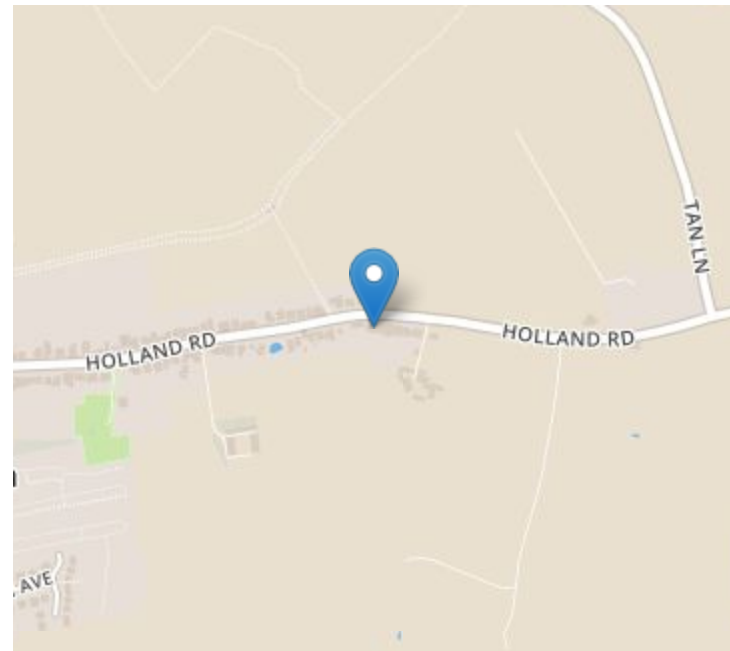
To the front of the house there is off road parking for numerous vehicles as well large double garage.

# Property Details.

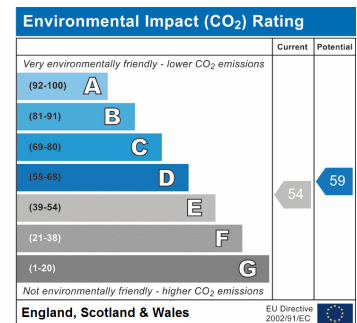
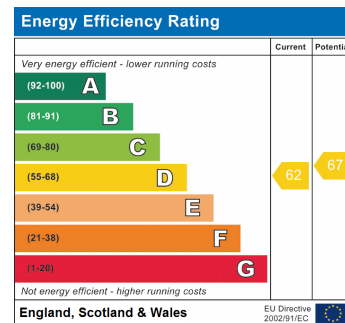
## Floorplans



## Location



## Energy Ratings



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.