



- Detached Family Home
- Garage & Off Road Parking For Multiple Vehicles
- Recently Refurbished Throughout
- Kitchen With Breakfast Bar
- Lounge
- Cloakroom & Utility
- Four Bedrooms
- En Suite & Family Bathroom
- Offered For Sale With No Onward Chain
- Double Glazed & Gas Central Heating

## 23 Aylesbury Drive, Holland-on-Sea, Clacton-on-Sea, Essex. CO15 5QS.

This recently renovated four bedroom detached house is offered for sale with no onward chain. Positioned within the popular Holland-On-Sea area and within close proximity the seafront and local amenities. The property has recently been modernised by the current owner and benefits from newly fitted kitchen, bathroom, en suite, flooring and décor. Highlights include four bedrooms, lounge, kitchen with breakfast bar opening onto the dining room, utility/cloakroom, driveway and garage. Call the sales team to find out more information.





# Property Details.

## Ground Floor

### Entrance Hall

Compiste front door, radiator, inset spot lights, stairs to first floor::

### Lounge



17' 0" x 12' 0" (5.18m x 3.66m) Double glazed windows to front, side, and patio door, radiator and feature fireplace.

### Kitchen/Diner



3' 0" x 13' 0" (0.91m x 3.96m) Double glazed window to rear, radiator, open plan, kitchen including breakfast bar, range of wall and base units, shaker style units, worktop, inset sink with right hand drainer, instant hot water tap, double oven, induction hob with fan, dish washer, space for American style fridge/freezer, open onto the dinning area.

### Utility Room/Cloakroom

Double glazed window to front, radiator, range of wall and base units, inset sink, close coupled WC and space for washing machine, tumble dryer.

## First Floor

### Ladning

Double glazed window to front, doors leading to:

# Property Details.

## Bedroom One



13' 10" x 10' 06" (4.22m x 3.20m) Double glazed window to rear, radiator, door to:

## En Suite

Tiled floor and walls, low level WC, vanity units, shower enclosure.

## Bedroom Two



13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to rear, radiator, fitted wardrobes.

## Bedroom Three

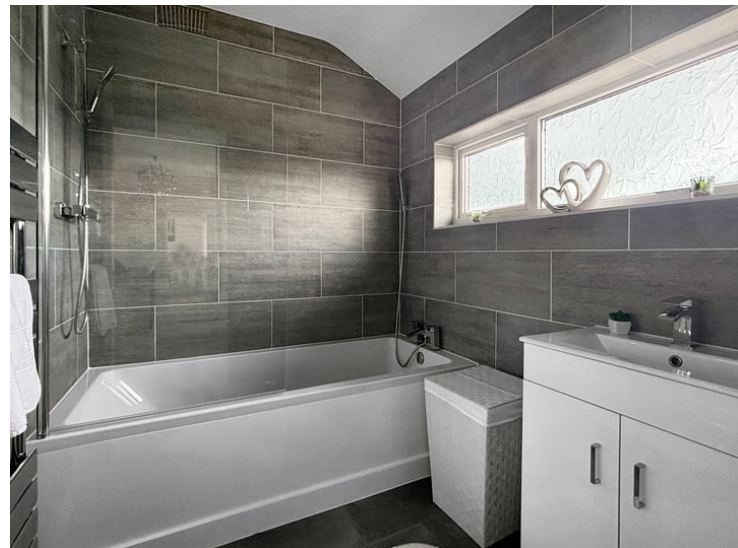


13' 1" x 12' 03" (3.99m x 3.73m) Double glazed window to rear, radiator.

## Bedroom Four

12' 0" x 6' 7" (3.66m x 2.01m) Double glazed window to front, radiator.

## Family Bathroom



Double glazed window to front, tiled walls, towel rail, vanity unit, panelled bath, low level WC.

## Outside

### Rear Garden

A well established rear garden, mainly laid to lawn, retained by hedging, mature shrubs and laid to lawn.

### Off Road Parking & Garage

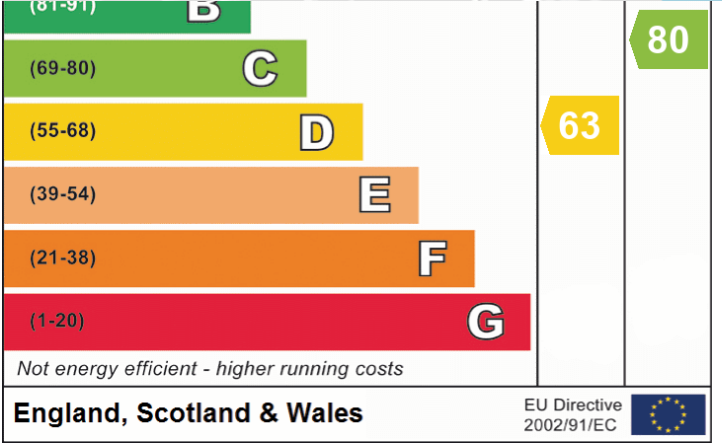
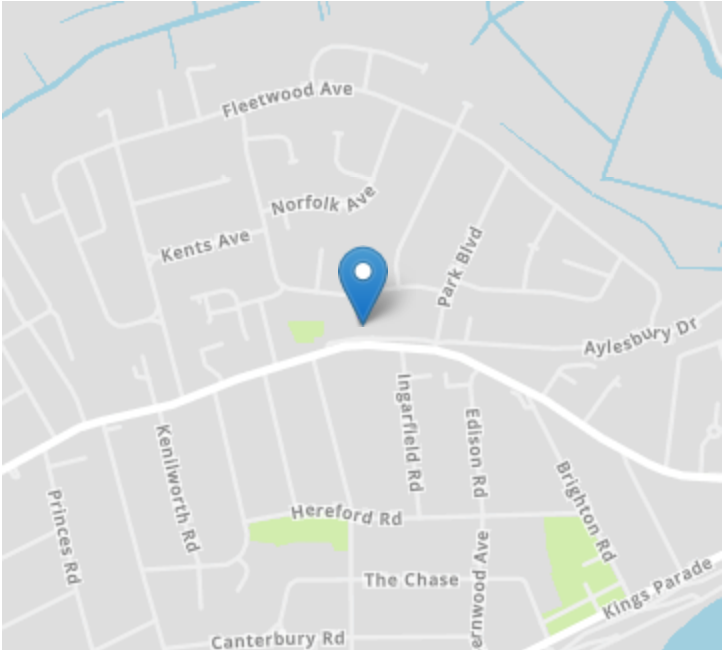
Ample off road parking via the driveway, garage with up & over door power and light.

# 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.