

**Merrilees Crescent, Holland-On-Sea  
CO15 5XY  
£435,000 Freehold**

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- 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**

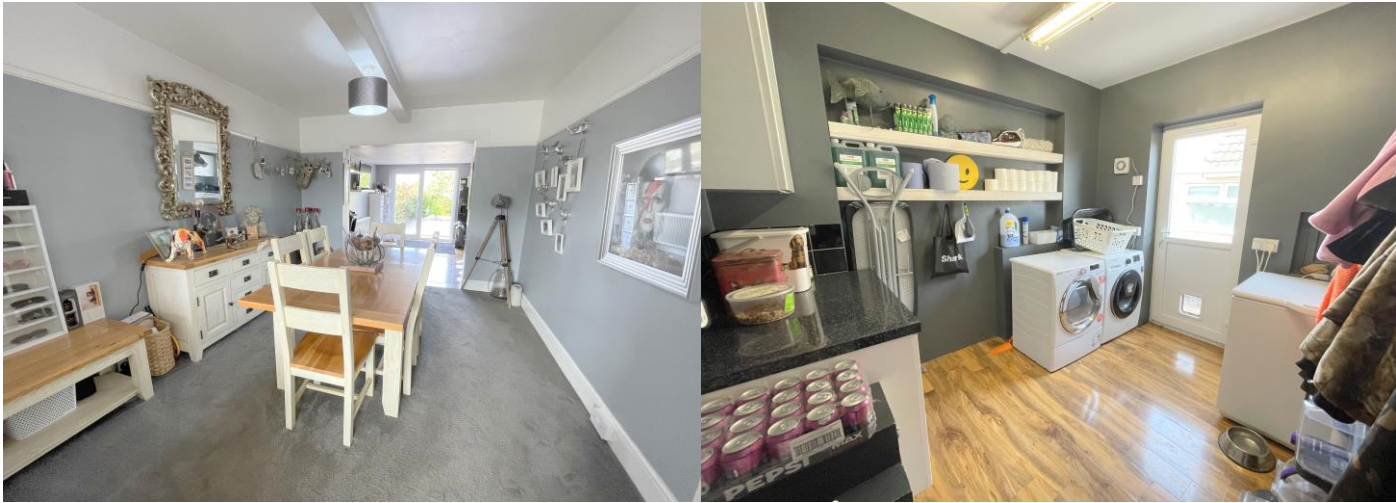
9' 5" x 8' 4" (2.87m x 2.54m)

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.

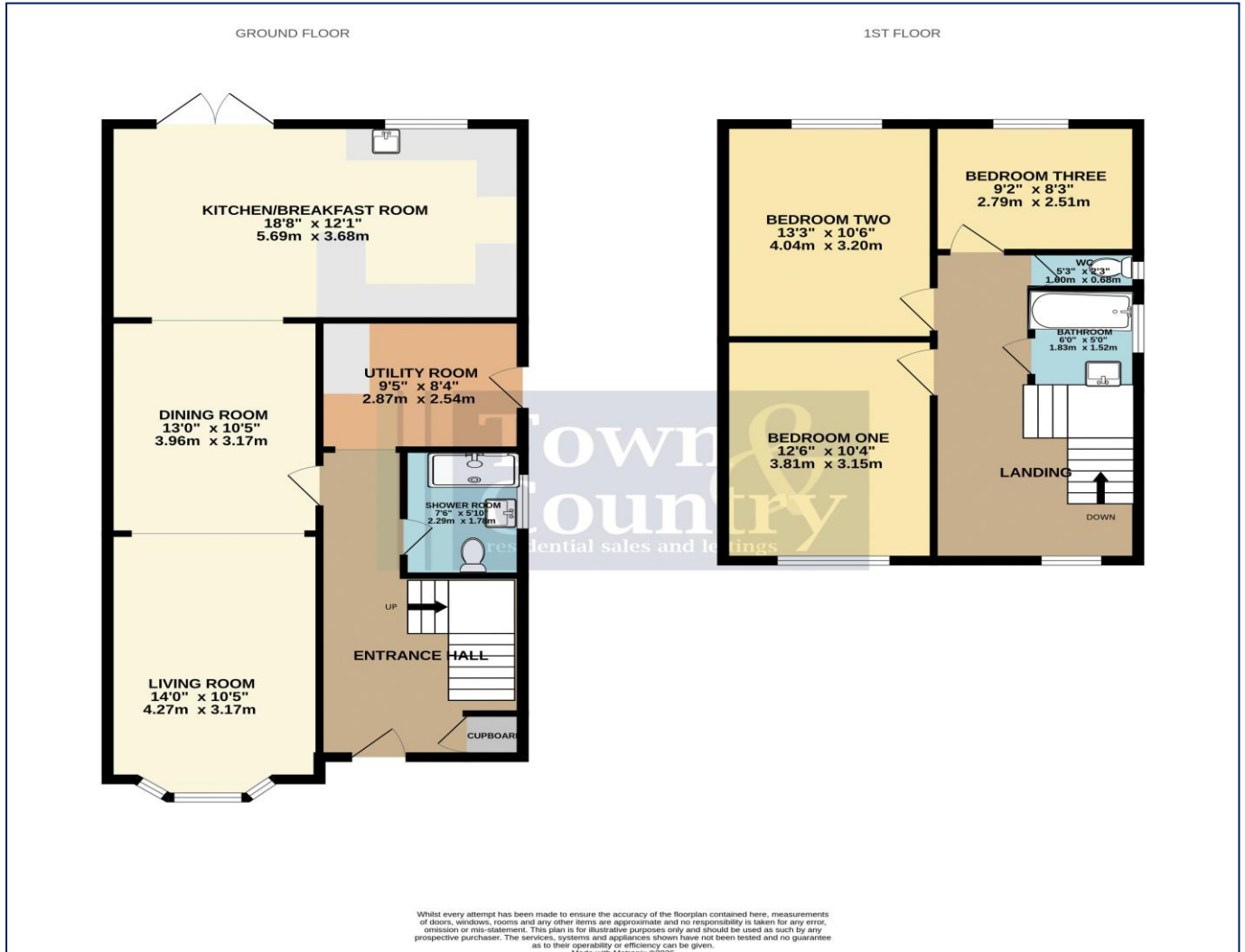
**REAR GARDEN**

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.









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