

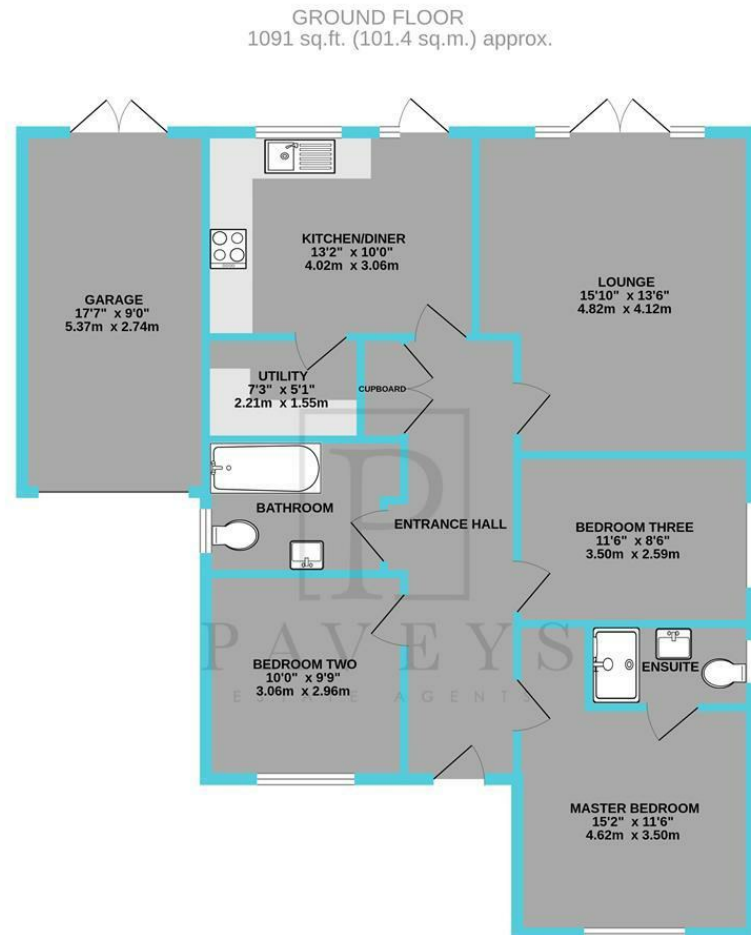
23B Manor Gardens, Manor Road
Great Holland, CO13 0JT

Price £450,000 Freehold



PAVEYS
ESTATE AGENTS

New to the market is this NEW BUILD DETACHED BUNGALOW set in a private mews development in the semi rural village of Great Holland with NO ONWARD CHAIN. This spacious property offers a lounge with doors to the garden, kitchen diner, utility room, three double bedrooms, en-suite to the master bedroom and modern shower room. It is set on a good sized plot of landscaped gardens with off road parking to the front of the garage. Great Holland is a quiet village with a Village Hall, The Ship Community Pub, Nature Reserve and All Saints Church. The village is situated approximately 2.7 miles from the beach, shops and rail services at Frinton-on-Sea and enjoys rural countryside walks to Frinton Golf Club and the beach. We have keys! Call Paveys to arrange your appointment to view!



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Memphis 12/2011

ENTRANCE HALL

Composite entrance door to front aspect, laminate flooring, smooth and covered ceiling, radiator.

LOUNGE 15'10 x 13'6 (4.83m x 4.11m)

Double glazed double doors and full height side panels to rear garden, fitted carpet, smooth and covered ceiling, TV point, radiator.

KITCHEN DINER 13'2 x 10' (4.01m x 3.05m)

Modern shaker style over and under counter units, work tops and matching upstands, stainless steel sink and drainer with mixer tap. Built in double oven, electric hob with glass splash back and modern extractor hood over, integrated fridge freezer, integrated dishwasher. Double glazed windows and door to rear garden, door to utility Room, laminate flooring, smooth and covered ceiling, spot lights, radiator.

UTILITY 7'3 x 5'1 (2.21m x 1.55m)

Modern shaker style over and under counter units, work tops and matching upstands, laminate flooring, smooth and covered ceiling, radiator.

MASTER BEDROOM 15'2 x 11'6 (4.62m x 3.51m)

Fitted carpet, smooth and covered ceiling, door to En-Suite Shower Room, TV point, radiator.

EN SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with glass screen. Double glazed window to side, laminate flooring, fully tiled walls, smooth and covered ceiling, wall mounted illuminated mirror, chrome heated towel rail.

BEDROOM TWO 10' x 9'9 (3.05m x 2.97m)

Double glazed window to front, fitted carpet, smooth and covered ceiling, TV point, radiator.

BEDROOM THREE 11'6 x 8'6 (3.51m x 2.59m)

Double glazed window to side, fitted carpet, smooth and covered ceiling, loft hatch, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with mixer taps over. Double glazed window to side, laminate flooring, fully tiled walls, wall mounted illuminated mirror, chrome heated towel rail.

OUTSIDE FRONT

Generous block paved frontage providing ample off road parking to the front of the Garage, access to rear via either side of the property.

OUTSIDE REAR

Private landscaped garden, lawn area, large patio area to the rear and the side of the property, retaining panel fencing, access to the Garage, access to front via either side of the property.

GARAGE 17'7 x 9' (5.36m x 2.74m)

Electric roller up and over door, double glazed doors to rear garden, power and light connected (not tested by agent).

IMPORTANT INFORMATION

Council Tax Band: TBC

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.