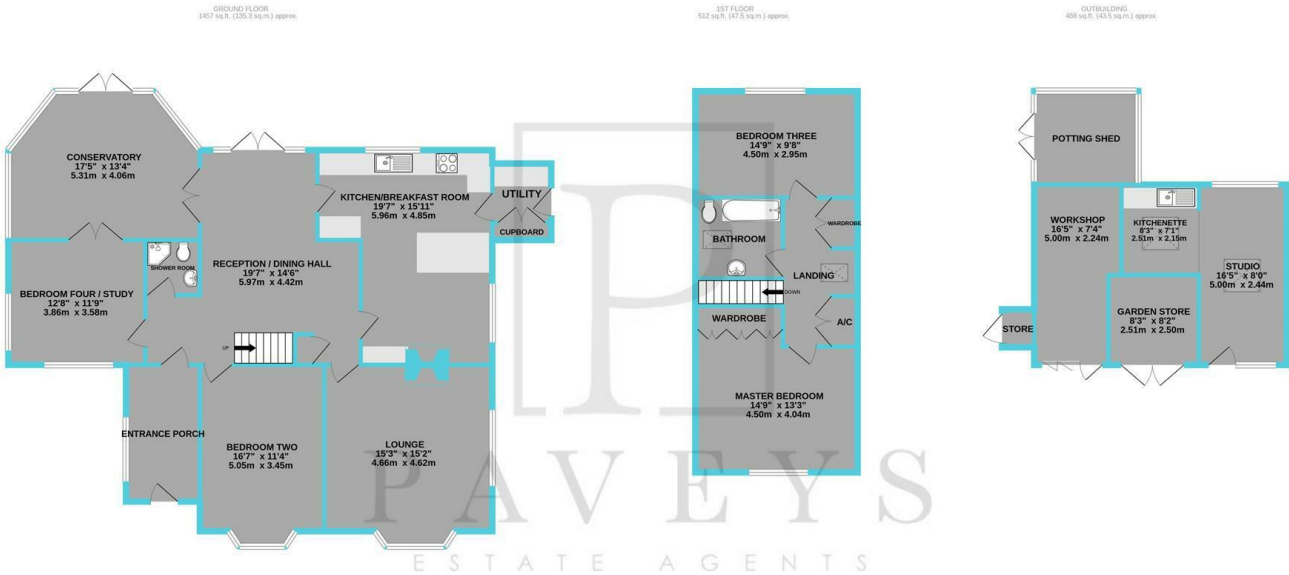




Sunnycroft, Prospect Park
Great Holland, CO13 0HR

Offers in excess of £700,000 Freehold

Nestled in the picturesque Prospect Park of Great Holland, Frinton-On-Sea, this ELEGANT DETACHED HOUSE offers a peaceful and rural lifestyle on a plot approaching an acre of stunning gardens. "Sunnycroft" boasts an impressive 1969 sq ft of accommodation and is perfect for families looking for a home with space for all the family. Key features include a generous reception hall, large conservatory, kitchen breakfast room, formal lounge, two ground floor double bedrooms, two first floor double bedrooms and two bathrooms. In addition to the main house, a spacious detached outbuilding offers 468 sq ft of versatile space presently used as an art studio/workshop/garden store/potting shed with utility area. Set on a stunning plot of established and landscaped gardens, this charming property provides ample space for outdoor activities, gardening, or simply enjoying the beauty of nature. The well-maintained gardens enhance the overall appeal of the house, creating a welcoming and relaxing atmosphere. If you're looking for a charming retreat in a peaceful location with beautifully landscaped gardens and a well-maintained interior, this property in Prospect Park is the perfect choice. 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	

ENTRANCE PORCH

UPVC double glazed entrance door to front aspect, double glazed window to side, tiled flooring, radiator.

RECEPTION / DINING HALL 19'7 x 14'6 (5.97m x 4.42m)

Double glazed door to Reception Hall, double glazed double doors with matching double glazed full height panels to rear with views over the garden, tiled flooring, smooth and coved ceiling, spot lights, stair flight to First Floor, under stairs storage cupboard, radiators.

SHOWER ROOM

Double glazed Velux window, white suite comprising low level WC, smooth and coved ceiling, pedestal wash hand basin and corner shower cubicle. Tiled flooring, part tiled walls, extractor fan, radiator.

LOUNGE 15'3 x 15'2 (4.65m x 4.62m)

Double glazed bay window to front, double glazed window to side, fitted carpet, smooth and coved ceiling, wall lights, feature red brick open fireplace with surround and hearth, TV point, radiator.

KITCHEN BREAKFAST ROOM 19'7 x 15'11 (5.97m x 4.85m)

Extensive range of oak over and under counter units, matching display cabinet and fitted shelving, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level Bosch double oven, Bosch ceramic hob with extractor over, spaces for under counter fridge and freezer. Double glazed window to rear overlooking the garden, double glazed window to side, feature red brick fireplace recess housing floor standing Worcester boiler (not tested by agent), tiled flooring, coved ceiling, tiled splash backs, breakfast bar, built in wine rack, smooth and coved ceiling, spot lights, under unit lighting, door to Utility Room, radiator.

UTILITY

UPVC double glazed door to side aspect, double glazed Velux window, tiled flooring, oak under and over unit, work top over, large storage cupboard with double doors, space and plumbing for washing machine, space for under counter freezer.

CONSERVATORY 17'5 x 13'4 (5.31m x 4.06m)

Double glazed French doors to rear garden, double glazed windows to all aspects with views over the garden, tiled flooring, pitched roof, two radiators, double doors to Reception Hall.

BEDROOM FOUR/STUDY 12'8 x 11'9 (3.86m x 3.58m)

Double glazed windows to front and side aspects, fitted carpet, smooth and coved ceiling, double glazed double doors, radiator.

BEDROOM TWO 16'7 x 11'4 (5.05m x 3.45m)

Double glazed bay window to front, fitted carpet, coved ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed Velux window, fitted carpet, built in airing cupboard, built in wardrobe, eves storage, radiator.

MASTER BEDROOM 14'9 x 13'3 (4.50m x 4.04m)

Double glazed window to front with beautiful views, fitted carpet, extensive range of fitted wardrobes, eaves storage, radiator.

BEDROOM THREE 14'9 x 9'8 (4.50m x 2.95m)

Double glazed window to rear with beautiful countryside views, fitted carpet, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with cupboards and drawers beneath and bath with shower and screen over. Double glazed Velux window, tiled flooring, part tiled walls, chrome heated towel rail.

THE GARDENS

The property is surrounded by beautiful lawned gardens approaching an acre, which back onto open countryside and are stocked with a vast array of established planting including mature trees. There is a generous driveway leading to the property and ample off road parking.

DETACHED OUTBUILDING 468 sq ft (142.65m sq ft)

Impressive detached outbuilding incorporating 468 sq ft and comprising of:

- Studio 16'5 x 8'
- With attached Utility Area 8'3 x 7'1
- Potting Shed 9'6 x 8'6
- Workshop 16'5 x 7'4
- Garden Store 8'3 x 8'2

IMPORTANT INFORMATION

Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, Oil central heating, 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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.