



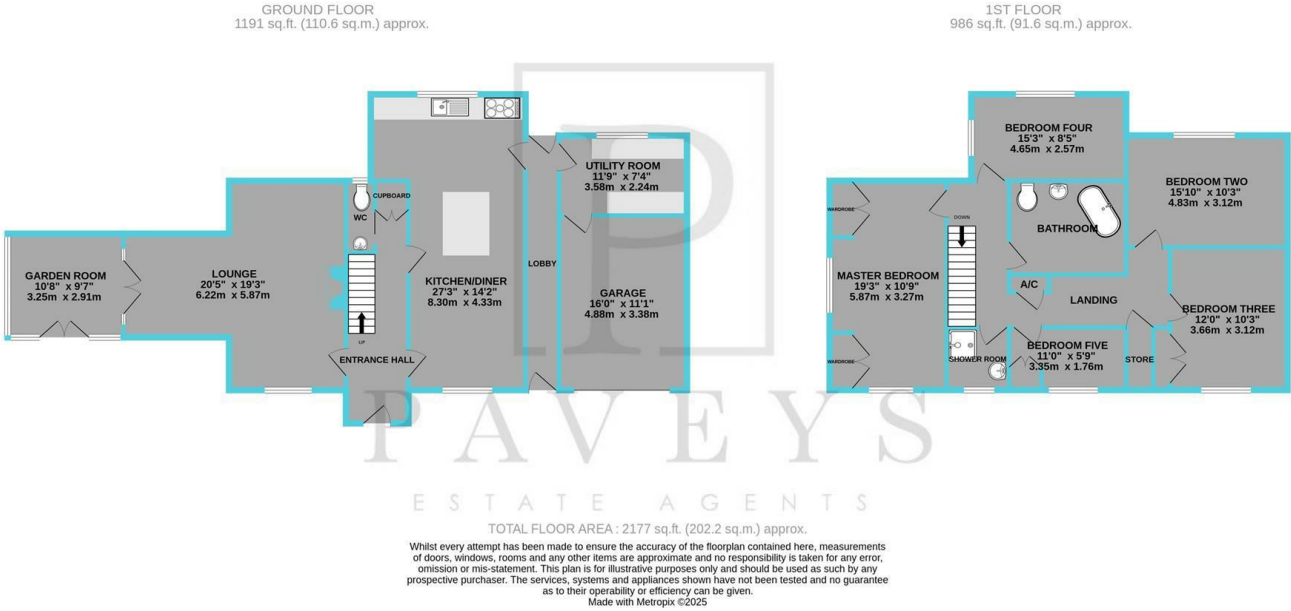
Green End Farm, Green End Lane
Great Holland, CO13 0JA

Price £725,000 Freehold

NO ONWARD CHAIN! "Green End Farm" is a spacious DETACHED FAMILY HOME with PICTURESQUE VIEWS over the surrounding farmland and countryside. This extended property is positioned in a peaceful private lane in the semi rural village of Great Holland and is set on a THIRD OF AN ACRE gated plot of established gardens with ample off road parking and integral garage. Internally the property benefits from a generous kitchen diner, lounge with fuel burner, oak framed garden room with full height picture windows, four double bedrooms, a smaller fifth bedroom, shower room and bathroom. The garden is a perfect entertaining space for the whole family with a covered seating and barbeque area, detached summer house, designated football area, gazebo and pergola. Full Planning consent has been obtained (October 2021) to add a two storey rear extension and annexe to the ground floor (Tendring District Council Ref: 21/01776/FULHH). An early viewing is advised in order to appreciate this family home and its location. Call Paveys today!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



ENTRANCE HALL
Composite entrance door to front aspect, exposed floor boards, stair flight to First Floor, built in cloaks cupboard, radiator.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Double glazed window to rear, vinyl flooring.

LOUNGE 20'5 x 19'3 (6.22m x 5.87m)
Double glazed window to front with countryside views, exposed floor boards, attractive fireplace recess with inset multi fuel burner, tiled hearth. Glazed double doors and full height side panels to Garden Room, coved ceiling, TV point, wall lights, radiators.

GARDEN ROOM 10'8 x 9'7 (3.25m x 2.92m)
Beautiful oak framed Garden Room with vaulted ceiling and full height picture windows with views over the garden and surround countryside, double glazed double doors to garden, tiled flooring, under floor heating.

KITCHEN DINER 27'x x 14'2 (8.23mx x 4.32m)
Grey fronted over and under counter units, matching display cabinets and central island unit, wooden work tops inset sink and drainer with mixer tap. Rangemaster Leisure Dual Fuel Cooker, space for American style fridge freezer. Double glazed window to front with countryside views, double glazed window to rear with views over the garden, exposed floor boards, coved ceiling, tiled splash backs, glazed door to side Lobby, radiator.

LOBBY
Gated access to front and rear aspects, integral doors to Utility Room and Garage.

UTILITY ROOM 11'9 x 7'4 (3.58m x 2.24m)
Over and under counter units, work tops, spaces and plumbing for washing machine and dishwasher. Double glazed window to rear, tiled flooring, integral door to Garage.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, coved ceiling, built in airing cupboard housing oil boiler (not tested by Agent), walk in storage cupboard, radiator.

MASTER BEDROOM 19'3 x 10'9 (5.87m x 3.28m)
Double glazed windows to front and side aspects with country side views, exposed floor boards, two built in double wardrobes, radiator.

BEDROOM TWO 15'10 x 10'3 (4.83m x 3.12m)
Double glazed window to rear, fitted carpet, loft access, radiator.

BEDROOM THREE 12' x 10'3 (3.66m x 3.12m)
Double glazed window to front with countryside views, fitted carpet, built in wardrobe, radiator.

BEDROOM FOUR 15'3 x 8'5 (4.65m x 2.57m)
Double glazed windows to rear and side aspects, fitted carpet, coved ceiling, radiator.

BEDROOM FIVE 11' x 5'9 (3.35m x 1.75m)
Double glazed window to front with countryside views, exposed floorboards, built in wardrobe, radiator.

SHOWER ROOM
White suite comprising low level WC and walk in shower. Double glazed window to front with countryside views, laminate flooring, part tiled walls, coved ceiling, chrome heated towel rail.

BATHROOM
White suite comprising low level WC, pedestal wash hand basin and feature roll top bath with mixer tap and shower attachment. Vinyl flooring, part panelled walls, coved ceiling, recess shelving, radiator.

THE GARDENS
The property is set on an approximate 1/3 of an acre plot of established gardens which surround the property with a log store, summerhouse, gazebo and pergola. A covered seating area with barbeque makes the perfect entertaining space for the whole family. The majority of the garden is laid to lawn with mature trees and shrubs, gravel borders and beds. There is gated access to the garden either side of the property and hardstanding to the front providing ample off road parking for several vehicles.

DETACHED STUDIO/HOME OFFICE 26'2 x 9'7 (7.98m x 2.92m)
Timber framed Studio/Home Office with double glazed doors to front, power, light an water connected (not tested by Agent), pitched and tiled roof, electric heaters.

GARAGE 16' x 11'1 (4.88m x 3.38m)
Electric up and over door, courtesy door to Utility Room, power and light connected (not tested by Agent).

AGENTS NOTES
The property has the benefit of Solar Panels which are owned by the Vendor.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, oil central heating, mains water and private drainage system 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
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