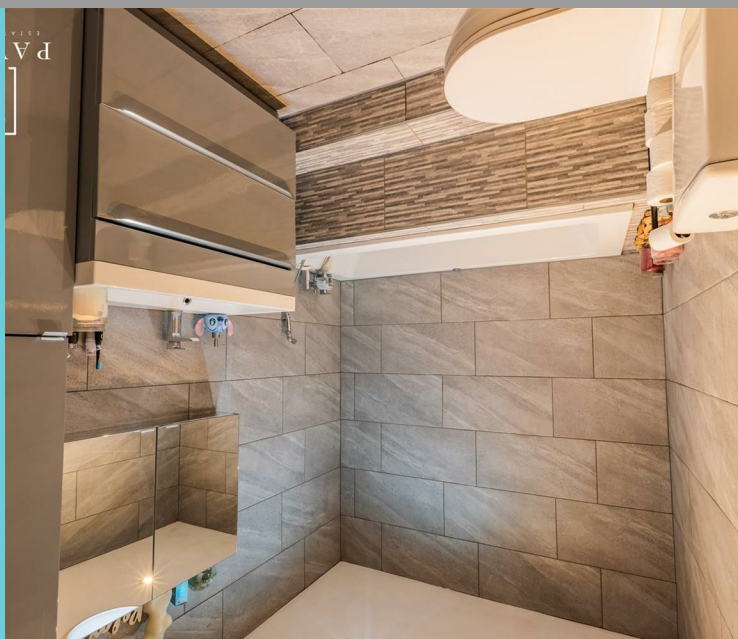




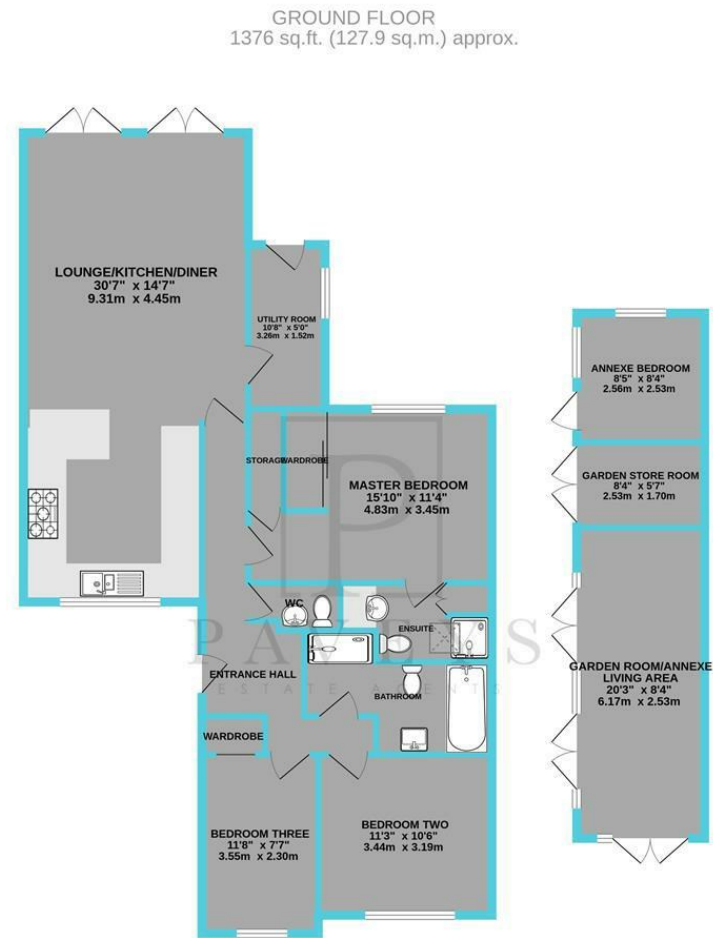
Wyworrie, Little Clacton Road
Great Holland, CO13 0ET

Offers in excess of £400,000 Freehold

"Wyworrie" is a SPACIOUS & EXTENDED BUNGALOW surrounded by open countryside in the popular semi rural village of Great Holland. The property offers a beautiful garden with outdoor seating area and hot tub which is included in the sale, a perfect place to entertain family and friends! Internally the property offers an 30ft open plan lounge, kitchen, diner with attached utility room, master bedroom with ensuite shower room, a further two double bedrooms and bathroom. The property has the added benefit of a multi purpose detached annexe/garden room and ample off road parking. Great Holland is a charming village with a wonderful community pub, nature reserve and town hall. The beach and shops at Frinton-on-Sea are a short distance away. 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		70	82	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 : 1376 sq.ft. (127.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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ENTRANCE HALL

Composite entrance door to front aspect, laminate flooring, coved ceiling, spot lights.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Laminate flooring, smooth ceiling, spot lights, tiled splash backs,

LOUNGE KITCHEN DINER 30'7 x 14'7 (9.32m x 4.45m)

Two sets of double glazed double doors to patio area, laminate flooring, spot lights, wall mounted electric fire (not tested by Agent), radiators. Open access to Kitchen.

KITCHEN

Modern Shaker style over and under counter units, wooden work tops, inset white ceramic sink and drainer with pull down tap. Built in range style oven with gas hob and extractor hood over, integrated dishwasher. Double glazed window to front, laminate flooring, tiled splash backs, spot lights, door to Utility Room.

UTILITY ROOM 10'8 x 5' (3.25m x 1.52m)

UPVC double glazed barn door to rear, double glazed window to side, fitted sink unit with wooden work top and inset white ceramic sink and drainer with mixer tap. Laminate flooring, space and plumbing for washing machine, spaces for tumble dryer and fridge freezer, radiator.

MASTER BEDROOM 15'10 x 11'4 (4.83m x 3.45m)

Double glazed window to rear overlooking the garden, fitted carpet coved ceiling, spot lights, door to Ensuite, fitted wardrobe with sliding doors, built in storage cupboard, radiator.

ENSUITE TO MASTER BEDROOM

White suite comprising low level WC, vanity wash hand basin and tiled shower cubicle. Double glazed roof lantern, tiled flooring, chrome heated towel rail.

BEDROOM TWO 11'4 x 10'6 (3.45m x 3.20m)

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

BEDROOM THREE 11'8 x 7'7 (3.56m x 2.31m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin, jacuzzi bath with shower attachment and large walk in shower cubicle. Tiled flooring, fully tiled walls, mirror fronted cabinet, fitted wall cabinet, smooth ceiling, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Generous hardstanding driveway providing off road parking for numerous vehicles with gated access leading to the rear.

OUTSIDE REAR

Pretty landscaped garden which backs onto countryside providing a perfect entertaining space with a large paved seating terrace and hot tub (to remain). The remainder of the garden is laid to lawn with flower and shrub borders. Large detached storage shed and large multi purpose detached outbuilding with power and light connected (not tested by Agent).

MULTI PURPOSE DETACHED OUTBUILDING

GARDEN ROOM/ANNEXE/LIVING AREA 20'3 x 8'4 (6.17m x 2.54m)

Currently used as a Playroom.

Three sets of double glazed double doors with side panels to front and side aspects, laminate flooring, smooth ceiling, power and light connected (not tested by Agent).

GARDEN STORE 8'4 x 5'7 (2.54m x 1.70m)

Double glazed double doors.

ANNEXE BEDROOM 8'5 x 8'4 (2.57m x 2.54m)

Double glazed double doors, double glazed windows to front and side aspects, laminate flooring.

DETACHED STORAGE SHED

Large detached storage shed with double glazed entrance door and double glazed windows to the side.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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.

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.