



## Orchard Drive Great Holland, CO13 0SB

Located on a large CORNER PLOT position in a secluded cul-de-sac, Sheen's Estate Agents have the pleasure in offering for sale this modern, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property has a SOUTH FACING garden and benefits from a conservatory, beautifully maintained gardens, detached garage with ample off road parking and a shower room and separate WC. Great Holland is a village in Essex, located to the north-east of Holland-on-Sea, and west of Frinton-on-sea. The village is served by a bus service to Clacton-on-Sea to the south and Kirby Cross, to the north. The village is served by two churches, a Methodist church and All Saints parish church.

- Two Bedrooms
- 14' Kitchen/Diner
- South Facing Garden
- Large Corner Plot With Additional Courtyard Area
- Shower Room & Separate WC
- UPVC Conservatory
- Detached Garage & Off Road Parking
- Semi-Rural Location
- Council Tax Band - C
- EPC Rating - D



**Price £325,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Laminate flooring. Wall light. Obscured sealed unit double door leading to:



### Entrance Hall

Wall lights. Loft access. Radiator. Doors to:



### Bedroom One

13'1" x 12'5"

Range of fitted wardrobes and drawers. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



### Bedroom Two

12' x 9'6"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front.



### Separate WC

Low level WC. Wash hand basin with mixer tap. Fully tiled walls. LVT flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Corner shower cubicle with wall sliding doors and wall mounted shower attachments. Fully tiled walls. LVT flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Lounge

16'9" x 14'

Brick built feature chimney breast with inset electric fire. Wall lights. Two radiators. Sealed unit double glazed led light window to side. Sealed unit double glazed sliding patio doors leading to conservatory.





## Kitchen/Diner

14' x 10'4"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Rangemaster to remain with double extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Under cupboard lighting. LVT flooring. Part tiled walls. Built in storage cupboard housing combination boiler providing heating and hot water throughout with integral shelving. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



## Conservatory

16'3" x 5'8"

LVT flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side leading to:



### Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds stocked with shrubs trees and bushes. Two sheds to remain. Private access door to detached garage. Outside light. Outside tap. Access to front via side gates. Additional area housing greenhouse and raised beds for growing. Enclosed by panelled fencing and brick walls.





### Outside - Front

Corner plot position. Block paved driveway providing off street parking leading to detached garage with up and over door. Block paved pathway leading to entrance door. Beds stocked with flowers and shrubs.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

## JD/02.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

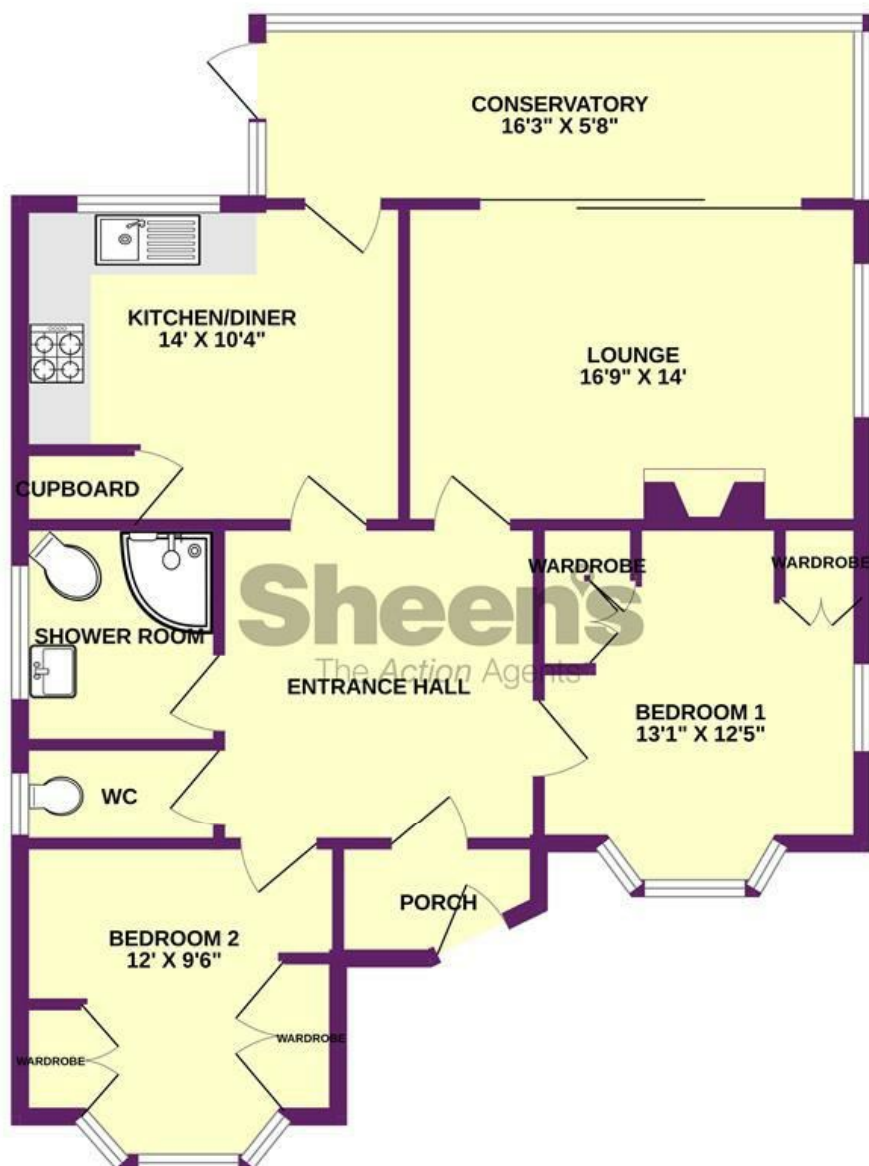
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





## GROUND FLOOR



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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## Selling properties... not promises

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**Sheen's**  
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