



## Orchard Drive Great Holland, CO13 0SB

\*\*\*GUIDE PRICE £290,000 - £310,000\*\*\*

Located in a secluded no through road and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM DETACHED BUNGALOW. The property benefits from a en-suite to the master bedroom, 13'5" fitted kitchen, 19'9" conservatory leading onto an unoverlooked rear garden. 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 the parish church, 'All Saints.

- Three Bedrooms
- En-Suite To Master Bedroom
- Quiet, No Through Road
- 13'5" Kitchen
- 19'9" UPVC Double Glazed Conservatory
- Secluded Rear Garden
- Ample Off Street Parking & Detached Garage
- Sought After Village
- EPC Rating TBC
- Council Tax Band - C



**Guide Price £290,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with matching full length obscured glazed panel leading to:-

### Hallway

Wood laminate flooring. Loft access. Radiator. Door to:-

### Bedroom 1

18'5" x 11'7"

Two fitted storage cupboards. Two radiators. Sealed unit double glazed window to front. Bi-Folding door leading to:-



### En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Corner shower cubicle with wall mounted electric shower. Tiled splashbacks. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Bedroom 2

11'1" x 10'

Wood laminate flooring. Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



### Bedroom 3

Wood laminate flooring. Radiator. Sealed unit double glazed window to side.



## Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with central mixer tap and shower attachment. Corner shower cubicle with wall mounted electric shower. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Two obscured sealed unit double glazed windows to side.



## Lounge

13' x 11'10"

Wood laminate flooring. Radiator. Sealed unit double glazed window to rear.



## Kitchen

13'5" x 9'9"

Fitted with a range of beech coloured fronted units. Speckled roll edge worksurfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Five ring gas cooker with extractor hood above. Plumbing for washing machine. Built in storage cupboard. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:-

## Conservatory

19'9" x 8'2"

Upvc construction. Polycarbonate roof. Fitted worksurface with storage cupboards under. Sealed unit double glazed windows to rear and side aspects. Radiator. Sealed unit double glazed French style doors giving access to rear.



### Outside - Rear

Majority laid to lawn. Wood decked area. Wooden storage shed. Private access door to garage. Access to front via both sides.



### Outside - Front

Part laid to lawn. Array of bushes. Paved driveway providing ample off street parking leading to garage with an up and over door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/03.25

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.

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## 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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