



## Montrose Gardens Great Holland, CO13 0JE

**\*\* PLOT 1 OF 4 \*\*** An exceptional opportunity to purchase a NEW, TWO DOUBLE BEDROOM DETACHED BUNGALOW within a quiet private cul-de-sac set amongst some of the most picturesque landscapes this part of Essex has to offer. Tucked away from the everyday world, yet with easy access to a host of desirable amenities and the main travel routes in the area – this exclusive collection of bungalows combines the convenience, practicality and quality of a new housing development, with the peace of the countryside and beauty of the coast.

- Two Double Bedrooms
- En-Suite & Family Bathroom
- Corner Plot Position
- New Build Individually Designed
- Underfloor Heating Throughout
- Detached Garage & Parking
- Quiet Cul-De-Sac Position
- South Facing Garden
- Viewing Strictly By Appointment
- Council Tax Band - TBC / EPC Rating - TBC



**Price £424,995 Freehold**

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Accommodation comprises with approximate room sizes:-

Obscured composite door leading to:

### Entrance Hall

Built in airing cupboard housing hot water cylinder and underfloor heating controls. LVT flooring with underfloor heating. Loft access with pull down ladder. Thermostatic underfloor heating control. Spotlights. Doors to:



### Master Bedroom

11'9" x 10'9"

Underfloor heating. Sealed unit double glazed window to front with distant glimpse of farmland views. Thermostatic underfloor heating control. Door to:





### En-Suite

7'10" x 3'7"

Newly installed suite comprises of low level WC with enclosed tiled cistern. Floating vanity wash hand basin with mixer tap and high gloss drawers under. Enclosed shower cubicle with sliding door and wall mounted shower attachment and rainfall shower. Fully tiled walls. LVT flooring with underfloor heating. Fitted censored mirror. Extractor fan. Spotlights. Wall mounted heated towel rail.



### Bedroom Two

11'6" x 10'9"

Underfloor heating. Thermostatic under floor heating control. Sealed unit double glazed window to rear.



### Bathroom

9'1" x 5'7"

Newly installed suite comprises of low level WC with enclosed tiled cistern. Floating vanity wash hand basin with mixer tap and high gloss drawers under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment and rainfall shower. Fully tiled walls. LVT flooring with underfloor heating. Fitted censored mirror. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Lounge

15'2" x 12'4"

Underfloor heating. Thermostatic under floor heating control. Sealed unit double glazed windows to side overlooking secluded garden. Sealed unit double glazed 'French' style doors leading to rear garden.



### Kitchen/Breakfast Room

13' x 12'2"

Fitted with a range of bespoke shaker style fronted units. Quartz hard edge worksurfaces. Inset one and a half ceramic bowl sink and quartz drainer with mixer tap. Inset four ring Bosch electric hob with enclosed extractor hood above. Built in double eye level Bosch oven with combination grill. Integrated Lamona dishwasher, washing machine and fridge/freezer. Quartz splashback. LVT flooring with underfloor heating. Thermostatic control. Spotlights. Sealed unit double glazed window to front with distant glimpse of farmland views. Sealed unit double glazed door leading to:



### Outside - Rear

Part porcelain paved patio area. Remainder laid to lawn. Paved pathway leading to private access door to garage with power/light connected. Outside tap and sockets. Solar panels. Access to front via side gate. Enclosed by panelled fencing.



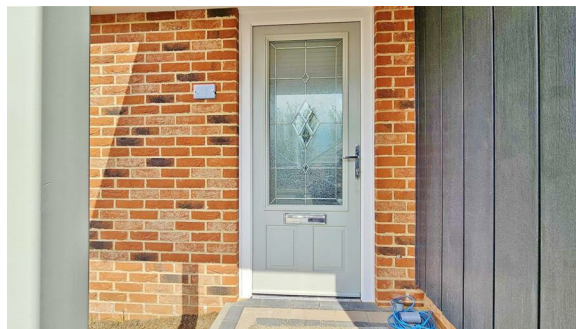
### Outside - Front

Corner plot position with block paved driveway providing off street parking leading to garage with electric up and over door. Electric car point. Remainder laid to lawn. Block paved pathway leading to entrance door.





### Alternate Outside Front View



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas): Yes - Air Source Heat Pump

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: No

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.

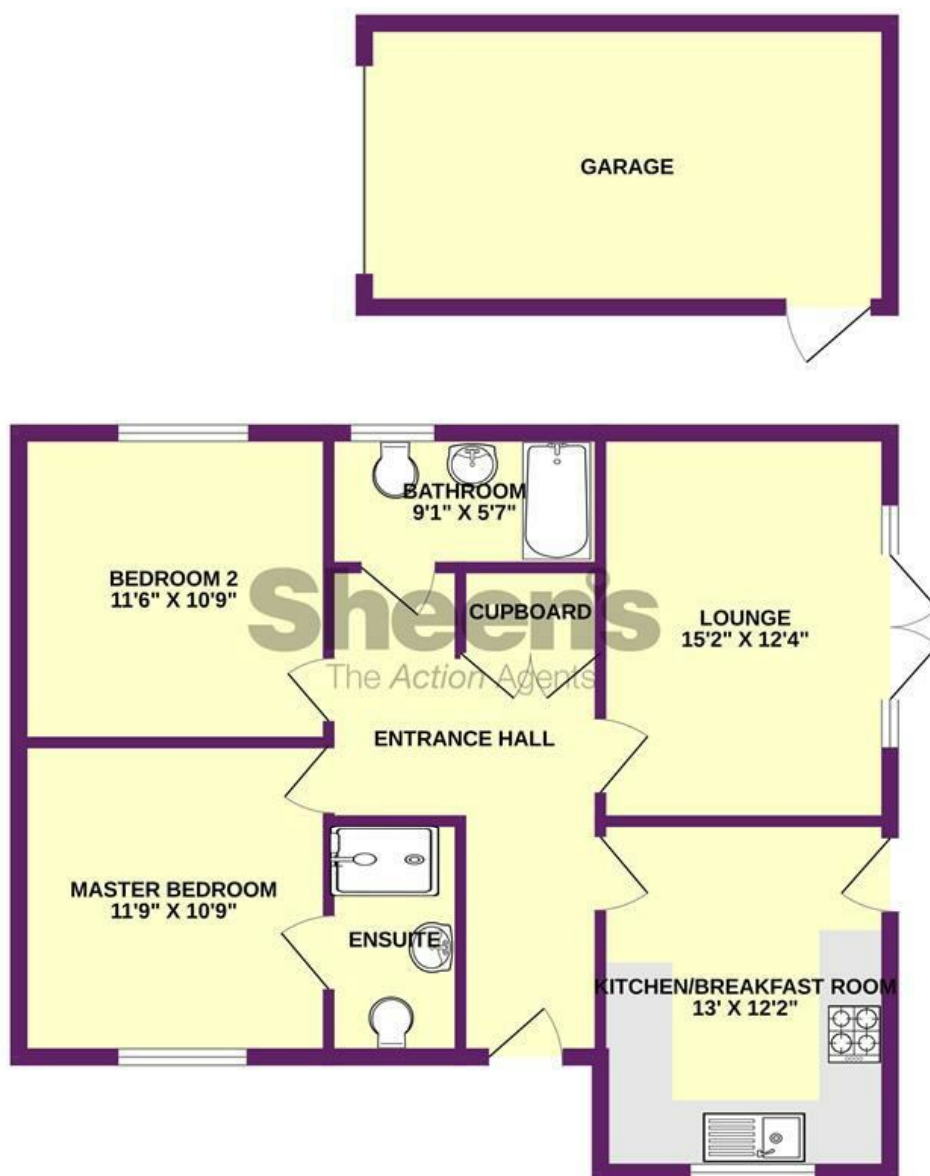
### **Disclaimer - wide angle lens etc.**

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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