



Montrose Gardens Great Holland, CO13 0JE

PLOT 3 OF 4. An exceptional opportunity to purchase a NEW, THREE 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.

- Three Bedrooms
- En-Suite & Family Bathroom
- New Build
- Garage & Off Road Parking
- Underfloor Heating Throughout
- Quiet, Cul-De-Sac Position
- Stunning Farmland Views
- Viewing Strictly By Appointment
- Council Tax Band - TBC
- EPC Rating - TBC



Price £549,995 Freehold

**Montrose
Gardens**

Accommodation comprises with approximate room sizes:-

Obscured composite double glazed entrance door leading to:-

Hallway

Luxury wood flooring with underfloor heating. Double length storage cupboard housing underfloor heating controls and pressurised hot water cylinder. Loft access with pull down ladder. Further storage cupboard. Spotlights. Smoke alarm. Door to:-



Bedroom 1

12'2" x 11'9"

Carpet to be fitted. Underfloor heating and separate thermostatic control. Sealed unit double glazed Georgian style window to front. Door to:-



En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted integrated overhead shower with separate attachment. Fully tiled walls. Extractor fan. Luxury wood flooring with underfloor heating. Fitted mirror with sensor light. Obscured sealed unit double glazed window to side.



Bedroom 2

12' x 12'

Carpet to be fitted. Underfloor heating with separate thermostatic control. Sealed unit double glazed Georgian style window to front.



Bedroom 3

12'3" x 8'

Carpet to be fitted. Underfloor heating with separate thermostatic control. Sealed unit double glazed window to side.



Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with overhead rainfall shower and separate attachment. Fitted glass shower screen. Extractor fan. Fully tiled walls. Luxury wood flooring with underfloor heating on a separate thermostatic control. Heated towel rail. Fitted mirror with sensor light. Obscured sealed unit double glazed window to side.



Lounge/Diner/Kitchen

29'8" x 16'9"



Lounge/Diner

Vaulted ceiling. Luxury wood flooring with underfloor heating on a separate thermostatic control. Sealed unit double glazed picture length window to rear. Sealed unit double glazed bi-folding doors giving access to rear with stunning countryside views. Open plan leading to:-



Kitchen Area

Modern fitted fronted units with quartz worksurfaces and upstands. Inset butler sink with inset drainer and mixer tap. Inset four ring induction hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Integrated dishwasher and fridge/freezer. Luxury wood flooring with underfloor heating and separate thermostatic control. Sealed unit double glazed window to rear with countryside views. Door to:-



Utility

10'5" x 7'1"

Modern fitted fronted units with quartz worksurfaces and upstands. Inset stainless steel butler sink with mixer tap. Space for washing machine and tumble dryer. Extractor fan. Luxury wood flooring with underfloor heating and separate thermostatic control. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to rear.



Outside - Rear

Large patio entertaining area. Remainder laid to lawn. Open access to side with further lawned area and pathway outlining the property. Gate giving access to front driveway. Private access door to garage. Enclosed by panelled fencing. Stunning countryside views. Outside tap. Outside lights.



Alternate Rear Views



Outside - Front

Part laid to lawn. Woodchipped beds with array of shrubs and flowers. Hardstanding paved driveway providing off street parking leading to garage with electric roller door. Pathway leading to entrance door under a storm porch.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0725

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

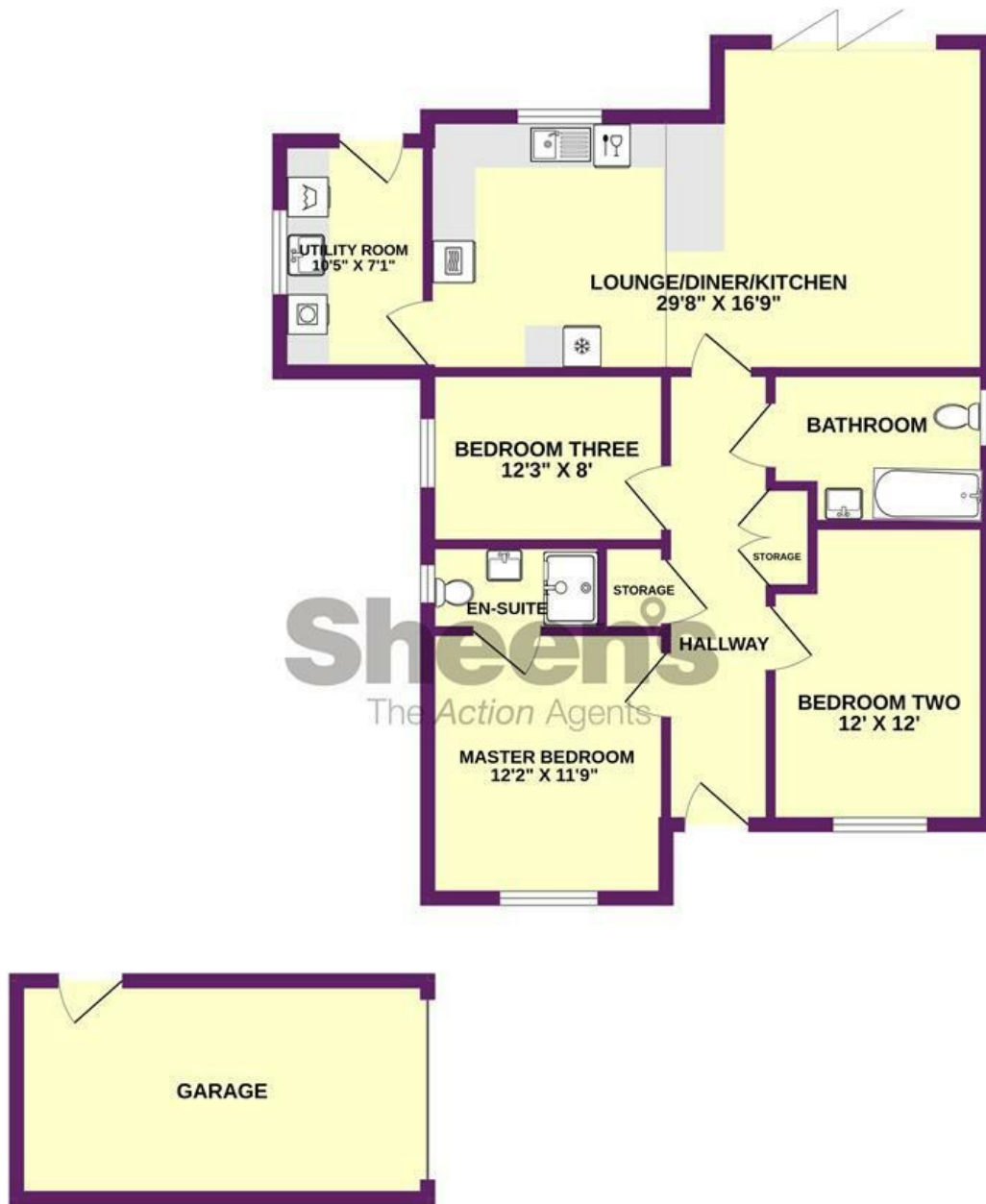
Particular Disclaimer

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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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