

KIRBY ROAD, GREAT HOLLAND, ESSEX, CO13 0JD

Price

£425,000

FREEHOLD

- Three Bedrooms
- Uninterrupted Farmland Views
- Large Rear Garden With Outbuildings
- Utility Room & Ground Floor Shower Room
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Double Garage & Ample Off Street Parking
- Semi-Rural Location
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



'Woodview House' is a stunning THREE BEDROOM SEMI-DETACHED HOUSE built in the 1930's boasting stunning FIELD VIEWS and situates on a LARGE PLOT. This beautifully presented property boasts from a light and airy feel throughout offering a kitchen/breakfast room, double garage, two reception rooms, utility room and a ground floor shower adding versatile accommodation. The property is surrounded by peaceful countryside in a semi-rural village and with direct links to the sought after coastal town of Frinton-on-Sea an early inspection is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes:

Hallway

Obscured sealed unit double glazed door leading to:

Entrance Hallway

23'3" x 6'3"

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Doors to:

Lounge

13'10" into bay x 11'11"

Log burner. Radiator. Sealed unit double glazed bay window to front with uninterrupted farmland views.

Dining Room

18'2" x 11'10" max

Two radiators. Sealed unit double glazed window to rear. Sealed unit 'French' style doors leading to rear garden. Door to:

Kitchen/Breakfast Room

15'2" x 10'11"

Modern kitchen fitted with a range of matching high gloss fronted units. Quartz hard edge work surfaces. Inset one and a half stainless steel sink with quartz drainer. Inset four ring electric hob with extractor hood above. Built in double eye level electric ovens. Further selection of matching units both at eye and floor level. Under cupboard lighting. Integrated fridge/freezer. Quartz splashback. Vinyl flooring. Spotlights. Wall mounted radiator. Sealed unit double glazed window to rear. Door to:

Utility Room

8'11" x 6'10"

Rolled edge work surface with cupboard under. Plumbing for washing machine and tumble dryer. Fitted storage cupboard. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door to side. Door to:

Double Garage

26'7" x 5'7"

Wall mounted boiler providing heating and hot water throughout with hot water cylinder adjacent. Loft access. Space for further appliances. Electric up and over door. Sealed unit double glazed window to side. Sealed unit double glazed door to side.

Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted double length shower cubicle with waterfall and separate shower hose attachment. Fully tiled walls. Vinyl flooring. Spotlight. Extractor. Wall mounted featured radiator and towel rail. Obscured sealed unit double glazed window to rear.

Landing

Loft access with pull down ladder. Doors to:

Bedroom One

11'10" x 9'9" into ward

Range of fitted wardrobes, drawers and cupboards. Radiator. Sealed unit double glazed window to rear.

Bedroom Two

11'10" x 9'9" into ward

Range of fitted wardrobes, drawers and cupboards. Radiator. Sealed unit double glazed window to front offering uninterrupted farmland views.

Bedroom Three

7'11" x 7'

Radiator. Sealed unit double glazed window to front offering uninterrupted farmland views.

Bathroom

Modern suite comprises of concealed low level WC with fitted shaker style cupboard. Vanity wash hand

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basin with mixer tap and shaker style storage cupboard under.
Fitted bath with fitted shower screen, wall mounted mixer tap and wall mounted waterfall and separate shower hose attachment.
Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved areas. Remainder laid to lawn. Array of shrubs, trees and bushes. Workshop to remain with power and light connected. Log cabin to remain with power and light connected. Shed to remain. Log store. Outside lights. Outside taps. Outside socket. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to double garage with electric up and over door. Remainder laid to lawn.






FENTONS

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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Septic Tank

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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.



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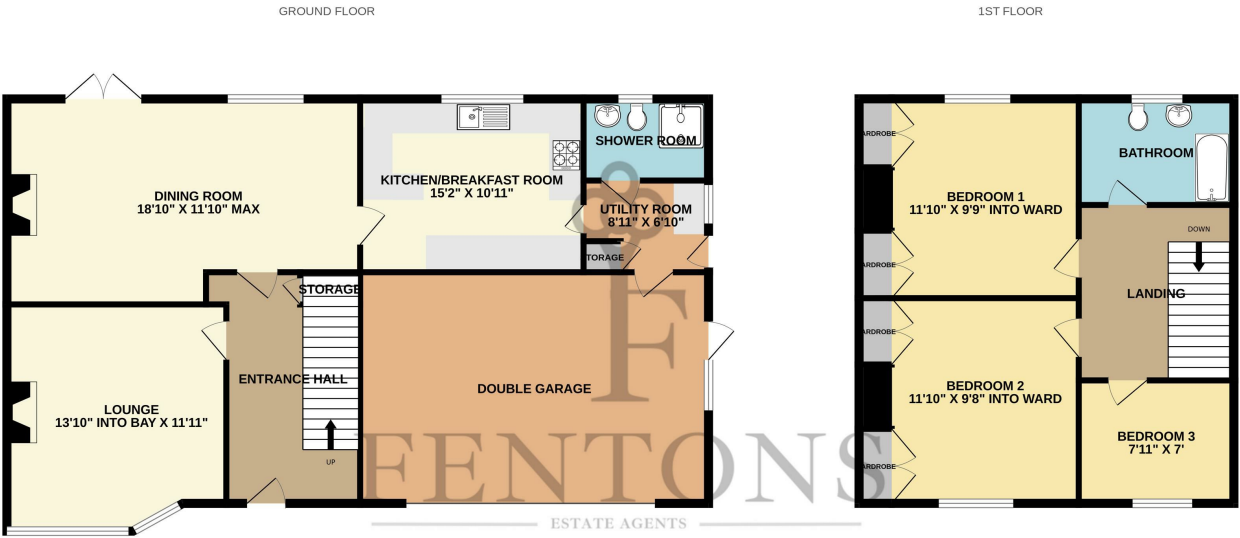
Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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