

GREEN END LANE, GREAT HOLLAND, ESSEX, CO13 0JA

Price

£550,000

FREEHOLD

- Four Bedrooms
- En-Suite to Master Bedroom
- Study/Sitting Room
- Utility & Ground Floor Cloakroom
- Landscaped Front & Rear Gardens With Namgrass Elite Artificial Grass
- Garage & Ample Off Street Parking With Ohme EV Charging Point & Potential To Convert S.T.P.P.
 - Semi-Rural Location
- Close to Kirby Cross Railway Station, Amenities & Seafront
 - Council Tax Band - E
 - EPC Rating - B

 4  2  2  B

FENTONS
ESTATE AGENTS



Situated in the sought after semi-rural location of Great Holland, Fentons are delighted to bring to market this impressive FOUR BEDROOM DETACHED CHALET. The property was built in 2021 and offers modern and versatile living accommodation finished to a high standard throughout. The property enjoys a peaceful setting on Green End Lane with beautiful scenic walks leading towards Frinton-on-Sea, whilst remaining conveniently positioned for local shops, Kirby Cross railway station and the popular Frinton seafront. Internally, the accommodation comprises a spacious and contemporary kitchen/diner ideal for family living and entertaining, a separate utility room, generous lounge space and a separate sitting room which can be also used as a study. The master bedroom benefits from a stylish en-suite shower room, with additional modern family bathroom facilities serving the remaining accommodation. Externally, the property offers excellent kerb appeal with low-maintenance Namgrass artificial lawns to both the front and rear gardens. The garage benefits from an Ohme EV charging point and also offers excellent potential for conversion, subject to the necessary planning permissions (S.T.P.P). An early viewing is highly recommended to appreciate the quality, location and lifestyle this exceptional home has to offer.

Accommodation comprises of approximate room sizes:

Composite door leading to:

Entrance Hall

12' x 8'8"

Oak stair flight to first floor. Under stairs storage cupboard. Engineered oak flooring with underfloor heating. Spotlights. Sealed unit double glazed window to front. Door to:

Study/Sitting Room

12'3" x 10'3"

Engineered oak flooring with underfloor heating. Sealed unit double glazed window to front.

Lounge

16'6" x 12'2"

Brick featured fireplace with tiled hearth. Engineered oak flooring with underfloor heating. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Kitchen/Diner

21' x 11'7"

Fitted with a range of shaker style fronted units. Quartz work surfaces. Inset one and a half stainless steel sink and quartz drainer. Inset five ring Neff induction hob with extractor above. Built in double eye level Neff electric oven and combination grill. Further selection of units both at eye and floor level. Under cupboard lighting. Shaker style drawers. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls and quartz splashback. Grey engineered oak flooring with underfloor heating. Spotlights. Sealed unit double glazed windows to side and rear. Double glazed velux window to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:

Utility Room

12'3" x 5'8"

Fitted with a range of floor level and tall housing cupboards. Quartz work surface. Inset stainless steel sink and water drinking tap. Water softener. Plumbing for washing machine and tumble dryer. Part tiled walls and quartz splashback. Tiled flooring with underfloor heating. Extractor fan. Spotlights. Private access door to garage with power and light connected. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden. Door to:

Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Sealed unit double glazed window to side.

Landing

Built in airing cupboard housing hot water cylinder. Engineered oak flooring. Loft access. Radiator. Doors to:

Master Bedroom

12'10" x 12'4"

Engineered oak flooring. Spotlights. Radiator. Sealed unit double glazed window to front with distant farmland views. Door to:

En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment and rainfall shower head. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

Bedroom 2

15'7" x 8'5"

Engineered oak flooring. Spotlights. Radiator. Sealed unit double glazed window to front with distant farmland views.

Bedroom 3

10'8" x 10'4"

Fitted sliderobes wardrobes with range of integral shelving. Engineered oak flooring. Spotlights. Sealed unit double glazed window to rear.

Bedroom 4

12'4" x 10'7"

Engineered oak flooring. Spotlights. Radiator. Sealed unit double glazed window to rear.

Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Partly laid to paving. Remainder laid to Namgrass elise artificial grass. Beds stocked with shrubs and hedges. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Double gates leading to block paved driveway providing ample off street parking leading to garage housing a Ohme EV charger and electric roller door. The garage is also prepared ready for conversion S.T.P.P. Remainder laid to Namgrass Elise artificial grass. Beds stocked with shrubs and hedges.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(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

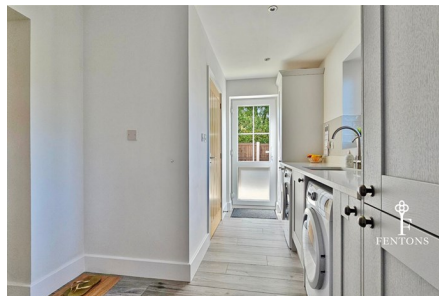
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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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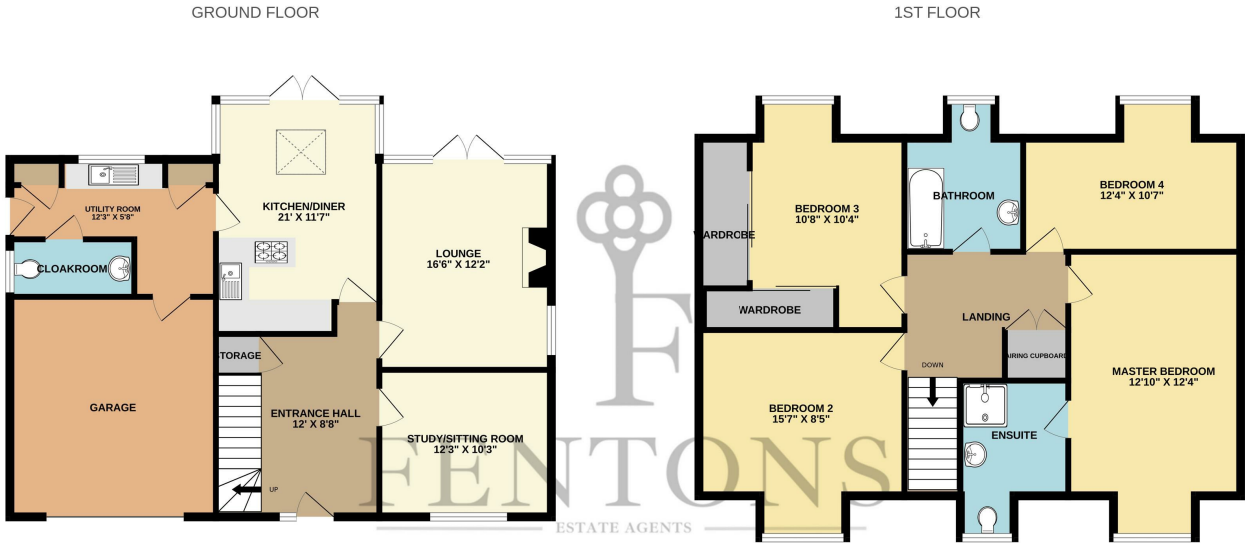
Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		84	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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