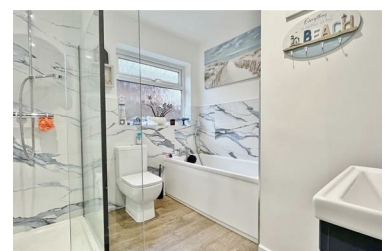




## Orchard Drive Great Holland, CO13 0SB

Nestled in the tranquil village of Great Holland is this splendid opportunity to acquire a STUNNING TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW. This beautiful presented property boasts two double bedrooms, a newly fitted modern four-piece bathroom suite and a newly fitted fully integrated kitchen. The property is located in a quiet no through road. 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 also has two churches, a Methodist church and the parish church, 'All Saints' and a local community pub also within walking distance.

- Two Double Bedrooms
- Link Detached Bungalow
- Stunning Throughout
- Newly Fitted Four Piece Bathroom Suite
- Newly Fitted, Fully Integrated Kitchen
- Garage & Ample Off Street Parking
- South West Facing Garden
- Village Location
- EPC Rating - C
- Council Tax Band - C



**Price £325,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Hallway

Radiator. Wood effect laminate flooring. Spotlights. Loft access with pull down ladder. Doors to:-



### Lounge/Diner

16'5" x 15"

Two radiators. Sealed unit double glazed sliding door to:-



### Conservatory

12'4" x 6'7"

Radiator. Wood effect laminate flooring. Sealed unit double glazed windows to front and side aspect. Sealed unit double glazed sliding doors to garden.



## Kitchen

15'4" x 11'7"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Inset ceramic sink bowl and drainer unit. Inset four ring induction hob with extractor fan above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing combination boiler. Tiled splash back. Radiator. Wood effect laminate flooring. Built in storage cupboard. Spotlights. Sealed unit double glazed window to garden. Sealed unit double glazed door to garden.



## Bedroom One

13'1" x 11'7" max

Radiator. Fitted wardrobes. Sealed unit double glazed window to front.



## Bedroom Two

12'4" x 9'9" max

Radiator. Fitted wardrobes. Sealed unit double glazed window to front.



## Bathroom

Modern suite comprises of low level w/c. Fitted panelled bath. Walk-in fitted shower cubical with wall mounted shower attachment. Vanity hand wash basin with storage cupboard under. Heated towel rail. Tiled splash back. Wood effect laminate flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to side.



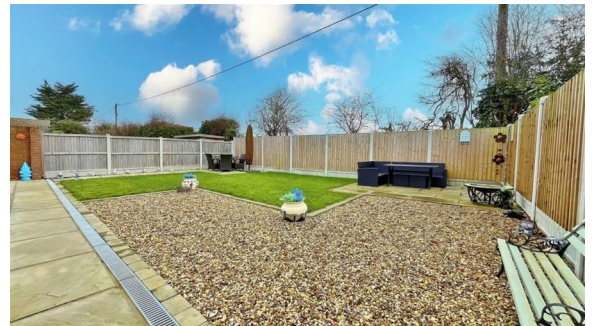
## Office

Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

South west facing. Part paved patio area. Part shingled area. Remainder laid to lawn. Access to front via side gate. Private access door to office. Outside tap. Enclosed by panelled fencing.



### Alternate View of Garden



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with electric roller door. Power and light connected. Remainder laid to shingle. Pathway leading to entrance door.



### Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

### DH/01.26

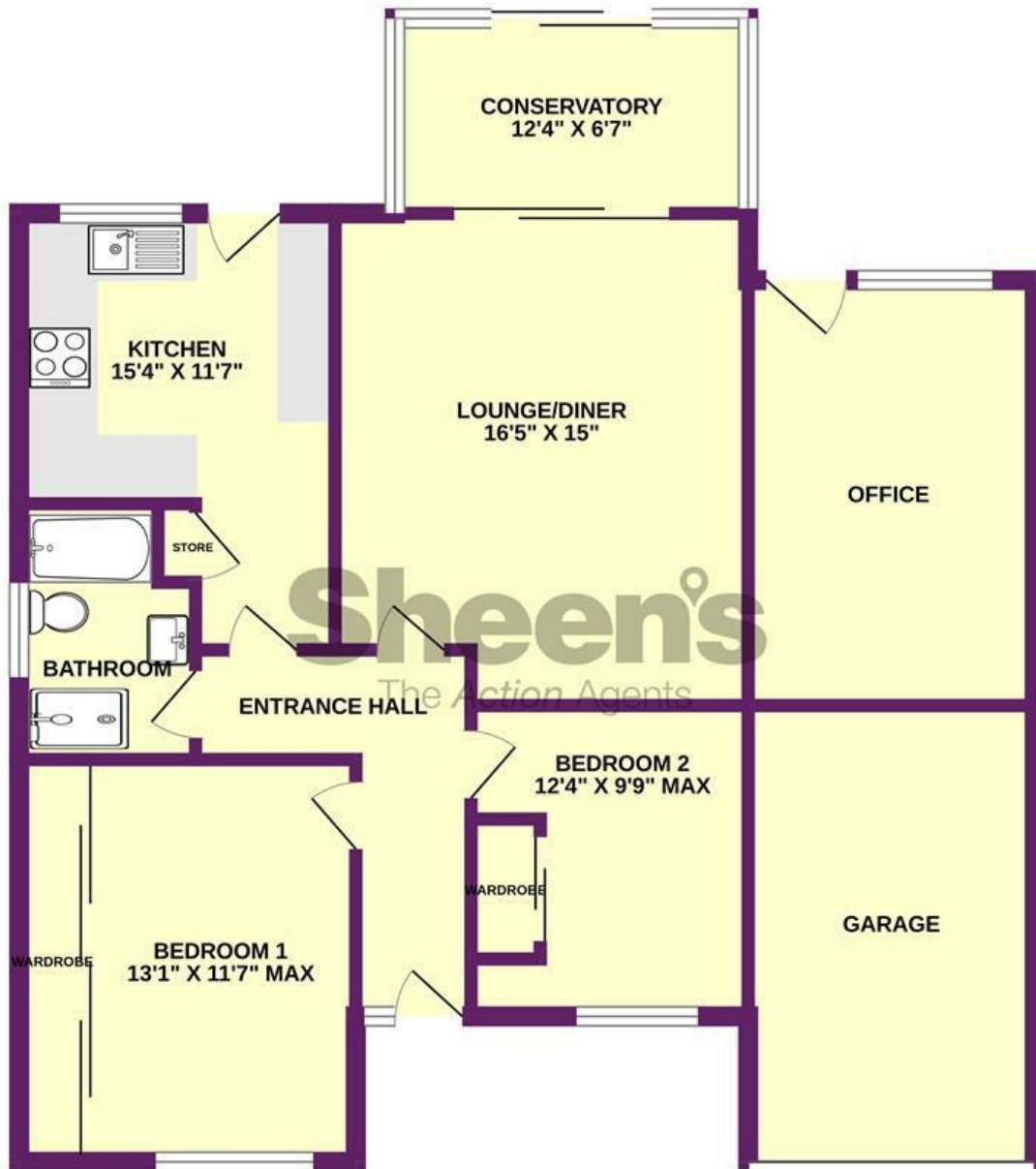
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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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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The Action Agents