



Kirby Road Great Holland, CO13 0JD

'Larkwood' is a stunning THREE BEDROOM DETACHED BUNGALOW with ONE BEDROOM ANNEXE accommodation boasting stunning FIELD VIEWS and sitting on over HALF AN ACRE plot and being offered with NO ONWARD CHAIN. This beautifully presented property boasts 1237sq ft of spacious accommodation offering four good sized bedrooms, kitchen/breakfast room, a double garage/gym room and a large loft room. 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.

- Three Bedrooms
- One Bedroom Self Contained Annexe
- Picturesque Village Location
- In Excess Of 0.5 Acre Plot
- L o f t R o o m / G a r d e n Room/Conservatory
- In & Out Driveway
- Double Garage/Gym Room
- Field Views
- No Onward Chain
- EPC Rating C/ Council Tax Band - D



Price £650,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

Porch

Tiled flooring. Sealed unit double glazed window to front.

Obscured sealed unit double glazed door leading to:



Entrance Hall

Loft access with pull down ladder leading to loft room. Alternative loft access. Wooden floors. Spotlights. Two radiators. Doors to:



Master Bedroom

12'10" x 11'10"

Fitted burglar alarm. Wooden floors. Radiator. Sealed unit double glazed window to front.



Lounge/Diner

21'1" x 12'10"

Wooden fire surround with free standing wood burner. Wooden floors. Wall lights. Two radiators. Two sealed unit double glazed featured archway windows to side. Sealed unit double glazed window to side leading into hallway. Two sealed unit double glazed windows to front.



Bedroom Two

9'5" x 9'1"

Fitted wardrobe with sliding door. Integrated shelving. Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with storage space under. Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Built in airing cupboard. Spotlights. Extractor fan. Wall mounted towel rail. Obscured sealed unit double glazed window to rear.



Kitchen/Breakfast Room

13'6" x 12'4"

Fitted with a range of country style fronted units. Squared edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with fitted extractor hood above. Built in eye level double electric oven. Further selection of matching units both at eye and floor level. Integrated dishwasher. Enclosed Zanussi combination boiler providing heating and hot water throughout (4 years old). Fitted breakfast bar. Integrated high level shelving. Glass display unit to remain. Under cupboard lights. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:



Conservatory

15'7" x 10'7"

Pitched polycarbonate roof. Tiled flooring. Sealed unit double glazed windows to front, side and rear aspect. Sealed unit double glazed door to front. Sealed unit 'French' style doors leading to rear garden.



Loft

33'5" x 20'3"

Fully boarded and insulated. Power/light. Sealed unit double glazed window to side. Door to:



Loft Room

13'2" x 11'5"

Laminate flooring. Sealed unit double glazed window to side.



Bedroom Three

9'1" x 7'7"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to rear.



Annexe Kitchen

8'11" x 8'5"

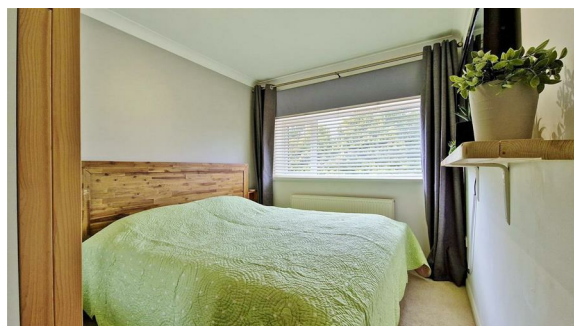
Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset wash hand basin. Further selection of matching units both at eye and floor level. Plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Radiator. Two sealed unit double glazed windows to rear. Obscured sealed unit double door to side. Doors to:



Annexe Bedroom

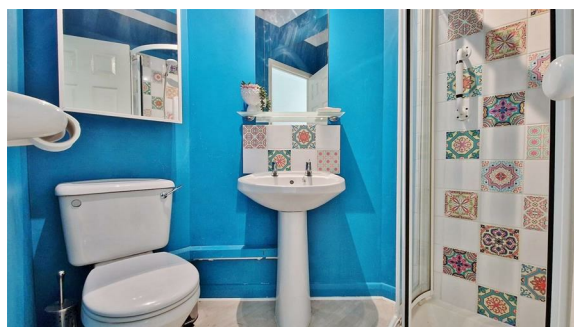
17'9" max x 8'11"

Fitted wardrobes with sliding doors. Part tiled floor. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Newly installed shower cubicle with double doors and fitted wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Wall mounted heated towel rail.



Garden Room

21'4" max x 19'3" max

Laminate flooring. Space for fridge/freezer. Wall lights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading directly on to rear garden. Bi-folding doors leading to double garage/gym room. Door to:



Double Garage/Gym Room

16'9" x 16'8"

Power/light connected. Loft access with storage. Bi-folding doors leading into garden room.



Outside - Rear

South facing. Part paved area. Remainder laid to lawn. 10,000 litre sunken pond with featured bridge stocked with koi and is fitted with a pump and filtration. Raised beds stocked with an array of flowers and shrubs. Further array of flowers and trees. Pergola to remain. Potting shed with power/light connected. Workshop with power/light connected. Further wooden storage shed. Further strip of garden benefitting from field views stocked with an array of shrubs, trees and bushes. Fitted solar panels. Access to front via both stable style side gates. Enclosed by panelled fencing.



Alternate Outside Rear View 1



Alternate Outside Rear View 2



Outside - Front

In & out block paved driveway providing off street parking for several vehicles. Remainder laid to lawn with featured side garden areas stocked with an array of trees and shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Septic Tank

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JAF/07.25

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GROUND FLOOR



1ST FLOOR **Sheen's**
The Action Agents



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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