



## Pork Lane

### Great Holland, CO13 0JE

Located in the picturesque village of Great Holland and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this delightful, extended, VICTORIAN STYLE FOUR BEDROOM SEMI-DETACHED COTTAGE. The property boasts original character filled features, open planned kitchen/diner and a dual aspect way of living. Great Holland is a village in Essex located to the North East of Holland-on-sea and West of Frinton-on-sea providing many semi-rural benefits. The village is served by a bus service to Clacton-on-sea to the South and Kirby Cross to the North. The village is also serviced by a Methodist church and Parish church, All Saints. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- Four Bedrooms
- 13' x 12' Lounge
- 18'3" max x 16'8" Kitchen/Diner
- En-Suite Shower Room
- UPVC Conservatory
- Log Cabin
- Off Road Parking
- Semi-Rural Location
- No Onward Chain
- EPC Rating - TBC

**Price £420,000 Freehold**



DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:-

**Entrance Hall / Study**

9'11" x 7'1"

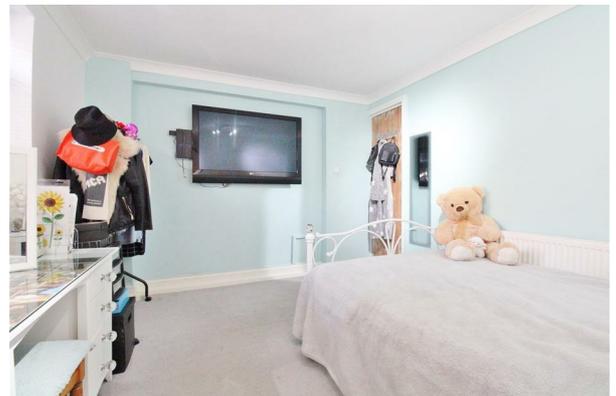
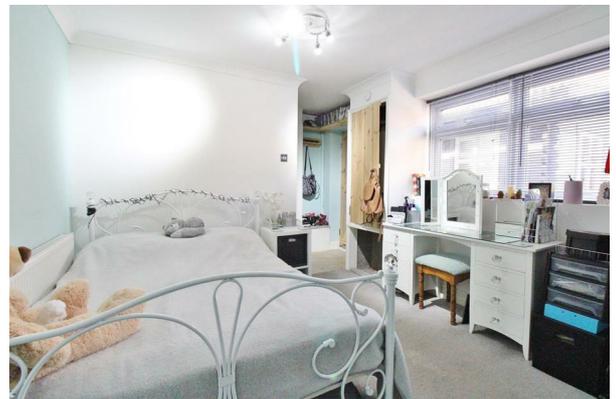
Tiled flooring. Wall lights. Sash window to front. Door to:-



**Bedroom 4**

15'10" max x 10'6"

Two built in storage cupboards, one housing boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed window to side. Door to side leading to rear garden. Door to:-



### En-Suite

Suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage under. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail.



### Lounge

13' x 12'

Victorian fireplace. Integrated shelving and storage cupboards. Vinyl flooring. Wall lights. Under stairs storage cupboard. Radiator. Sash window to front. Door to:-



### Kitchen/Diner

18'3" max x 16'8"

Fitted with a range of matching cream fronted units. Wooden hard edge worksurfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units at both eye and floor level. Space for American style fridge/freezer. Plumbing for washing machine and dishwasher. Part tiled walls. Tiled flooring. Inset log burner. Radiator. Wall mounted radiator. Two sash windows to rear. Sliding doors to inner hallway. Double glazed hardwood door leading to:-



### Conservatory

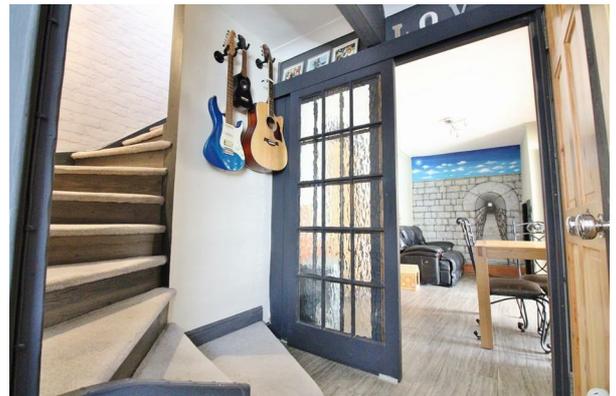
19'1" x 4'8"

Fitted wooden worksurface with space of tumble dryer and storage space under. Tiled flooring. Wall lights. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed doors to side and rear leading to rear garden.



### Inner Hallway

Stair flight to first floor. Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Tiled flooring. Door to:-



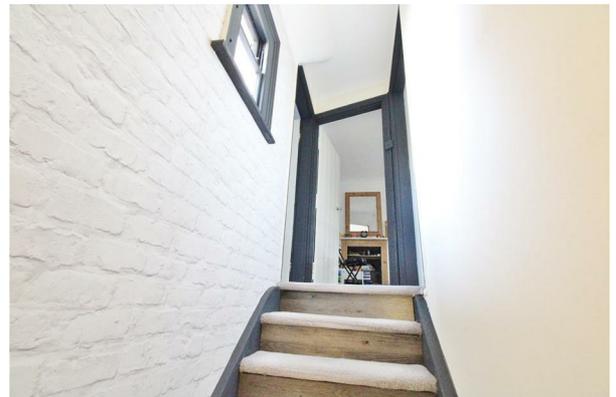
## Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage under. Enclosed panelled bath with shower attachment. Fitted shower cubicle with waterfall attachment and separate shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to side and rear.



## Landing

Wall lights. Sash window to front. Doors to all rooms. Door to:-



**Bedroom 1**

10'9" x 9'7"

Victorian fireplace. Built in wardrobes. Vinyl flooring. Radiator. Sash window to front.



**Bedroom 2**

10'9" x 8'2"

Victorian fireplace. Built in wardrobes. Vinyl flooring. Loft access. Radiator. Sealed unit double glazed windows to side and rear.



**Bedroom 3**

9'5" x 7'6"

Wooden flooring. Radiator. Sash window to side.

**Outside - Rear**

Part paved area. Remainder laid to lawn and shingle. Array of flowers, shrubs and bushes. Private access door to log cabin. Private access door to brick built in storage shed. Outside w/c. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to lawn and shingle. Beds stocked with flowers and shrubs. Outside lighting. Enclosed by low brick wall.



### JD/05.22

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

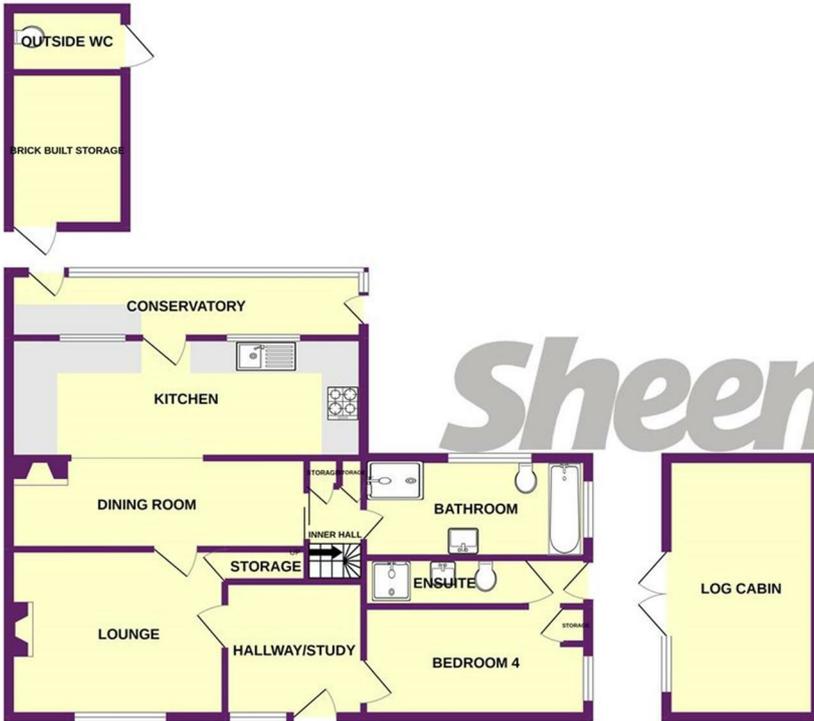
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

**COUNCIL TAX BAND C - 1,743.69**

GROUND FLOOR  
952 sq.ft. (88.4 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



*Sheen's*

TOTAL FLOOR AREA : 1345 sq.ft. (125.0 sq.m.) approx.

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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