



## Westbury Road Great Holland, CO13 0JB

Located in a quiet private lane in the desirable village of Great Holland and situated on a substantial sized plot, Sheen's Estate Agents are pleased to offer for sale this UNIQUE, CHARACTER FILLED, TWO BEDROOM DETACHED BUNGALOW. The property benefits from a large WEST FACING garden, art studio/hobby room, touring caravan to remain and potential to extend S.T.P.P. The property is conveniently situated within three quarters of a mile of Kirby's mainline railway station and is approximately two miles from Frinton's town centre and sea front. It is in the valuer's opinion that an early internal inspection is highly recommended to avoid disappointment.

- Two Bedrooms
- Substantial Sized Plot
- Unique Design
- West Facing Garden
- Art Studio/Hobby Room
- Garage & Off Street Parking
- In & Out Driveway
- Private Road
- Sought After Location
- Council Tax Band - B / EPC Rating - G



**Price £425,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed sliding patio door leading to:

### Porch

Parquet flooring. Electric radiator. Obscured window to front.  
Doors to:



### Entrance Hall

Parquet flooring. Electric radiator. Obscured window to front.  
Doors to:



## Lounge

18' x 13'4"

Parquet flooring. Tiled hearth with log burner. Wall lights. Electric radiator. Windows to side and rear aspect. Sealed unit double glazed double sliding patio doors leading to rear garden.



## Kitchen

10'7" x 10'2"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink. Inset four ring electric hob with electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. LVT flooring. Double glazed window to rear. Double glazed hardwood door leading to rear garden.



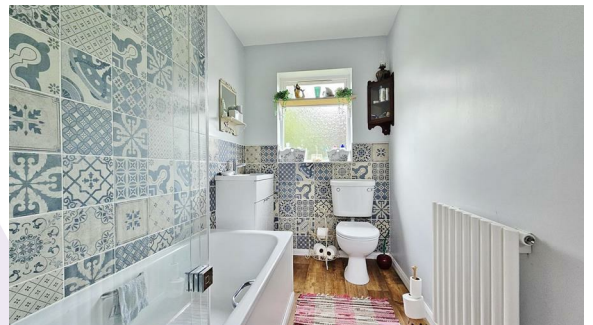
## Inner Hallway

Built in storage cupboard. Built in airing cupboard housing floor mounted electric boiler with further integral shelving above. Electric radiator. Windows to front. Doors to:



## Bathroom

Modern white 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 attachment. Part mosaic tiled walls. LVT flooring. Extractor fan. Electric radiator. Obscured double glazed window to rear.



### Bedroom One

13'11" x 11'4"

Built in wardrobe. Electric radiator. Double glazed window to front and rear aspect.



### Bedroom Two

10' x 9'

Built in wardrobe. Integral shelving. Electric radiator. Sealed unit double glazed window rear.



### Outside - Rear

Wear Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs, flowers and bushes. Sheds to remain. Outside sockets, lights and tap. Featured sunken ponds. Workshop to remain with additional under cover work area and ideal for log storage which is laid to soil and shingle. Touring caravan to remain with power and light connected. Private access to art studio/hobby room. Private access door leading to:



Alternate Outside Rear



### Alternate Outside Rear 2



### Garage

16'6" x 8'

Fitted rolled edge work surface with space for tumble dryer and further white good appliances under. Power and light connected. Fitted shelving. Hardwood door leading to:

## Art Studio/Hobby Room

14' x 7'4"

Fitted shelving. LVT flooring. Power and light connected. Sealed unit double glazed windows overlooking a beautifully maintained garden with double doors accessing onto a shingled area perfect for seating.



## Touring Caravan

14'9" x 6'6"

Fitted kitchen with covered gas hob (calor gas) with oven under. Inset ceramic bowl sink and drainer unit. Integrated fridge. Wash hand basin with wooden work surface and cupboards under. Portaloo toilet. Wall mounted shower attachment. Fitted seating and cushions with fitted table. Pull out double bed. Additional high level cupboards. Wood effect vinyl flooring. Windows to all aspects.



### Outside - Front

In and out shingled driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Beds stocked with trees, shrubs and hedges.



## Drone Photo's



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Mains Drainage

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: 100% flat roof with passed planning for pitched roof

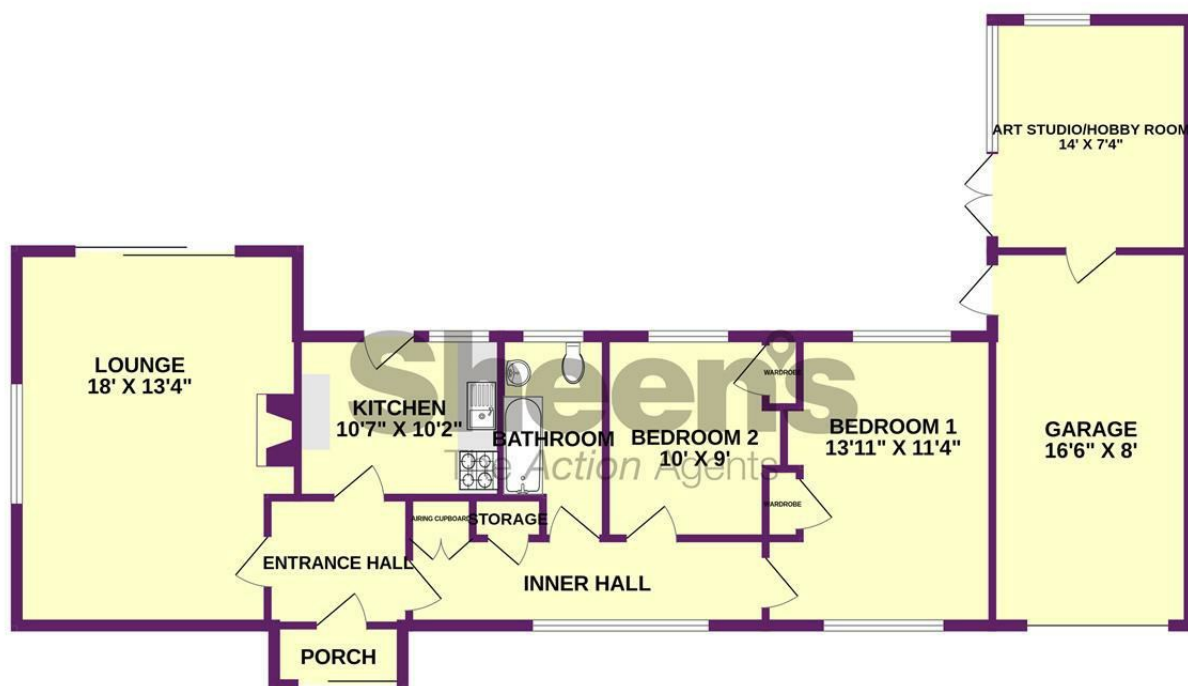
## JD/08.25

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 - £150 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.

## GROUND FLOOR



WESTBURY ROAD

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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**Sheen's**  
The Action Agents