

FOR SALE

£299,995 Freehold



Monreve Kirby Road, GREAT HOLLAND, Essex. CO13 0HT

- No Onward Chain
- Open Plan Lounge/Diner
- Semi Detached House
- Three Bedrooms
- Potential Side Extension S.T.P.P
- South West Facing Rear Garden
- Downstairs Cloakroom
- Separate Shower Room
- Village location
- Off Road Parking



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN in the very popular Semi-Rural Village of GREAT HOLLAND, My Moving Places has the pleasure in marketing this THREE BEDROOM SEMI-DETACHED HOUSE. Internally you are greeted into a Bright Porch leading into the Entrance Hall. Left from the Hall you step into a 28' Lounge/Diner with hard wood flooring and bay window to the front. Double doors from the Dining Area lead into the Study with views out to the Garden. The Kitchen is Galley Style with access through to the Utility/Laundry Room. Three Bedrooms are situated on the First Floor with a Good Sized Family Bathroom with Separate Shower/Wet Room. Externally this home boasts a Wide South West Facing Rear Garden with low fencing at the rear optimising the field view behind and to the Front Off Road Parking For Two Cars with the potential to increase parking. A viewing will be essential to appreciate the village location of this family home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to front and side aspects, under floor heating, further door leading to entrance hall.

ENTRANCE HALL

Tiled flooring, smooth ceiling, radiator.

CLOAKROOM

Comprising low level WC, and wash hand basin. Double glazed window to side aspect, tiled flooring, radiator.

LOUNGE/DINER

28' x 10' 9" (8.53m x 3.28m) Double glazed bay window to front aspect, glazed double doors to study, wood flooring, smooth ceiling, two radiators.

STUDY

8' 4" x 5' 9" (2.54m x 1.75m) Double glazed window to rear aspect, wood flooring with under floor heating.

GALLEY KITCHEN

11' 2" x 5' 3" (3.40m x 1.60m) Range of base, drawer and eye level units, stainless steel 1 1/2 sink and drainer unit, space for gas cooker, space and plumbing for dishwasher. Double glazed window to side aspect, tiled flooring, part tiled walls, smooth ceiling with spot lights. Archway to Utility room.

UTILITY ROOM

8' 9" x 8' "(2.44m x 2.67m) Range of base and eye level units, wood work surface, butler sink with wood drainer. Cupboard housing wall mounted combi boiler (vendors have advised us that the boiler was fitted in 2020). Space and plumbing for washing machine and tumble dryer. Double glazed window to rear aspect, double glazed door to rear garden, tiled flooring with under floor heating, part tiled walls, smooth ceiling with spot lights.

FIRST FLOOR

LANDING

Double glazed window to side aspect, loft access, radiator.

BEDROOM ONE

14' Max x 9' 5" (4.27m x 2.87m) Double glazed window to rear aspect, fitted carpet, smooth ceiling, radiator.

BEDROOM TWO

12' 2" x 8' 2" (3.71m x 2.49m) Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE

11' 10" x 8' Max (3.61m x 2.44m) L-shaped room, double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, corner bath with mixer tap and shower attachment. Double glazed window rear aspect, tiled walls, smooth ceiling with spot lights, heated towel rail.

SEPARATE SHOWER ROOM

Large walk in shower cubicle with rain shower. Double glazed window to side aspect, tiled flooring, tiled walls, smooth ceiling with spot lights.

EXTERIOR

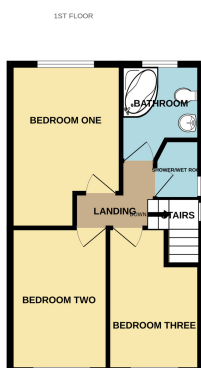
GARDENS

To Front: Concrete driveway providing ample off street parking, gravelled front planted with shrubs. Side gate giving access to rear garden.

To Rear: South westly rear garden with paved patio area remainder laid to lawn with flower borders. Outside power sockets, outside tap, low fence to rear.

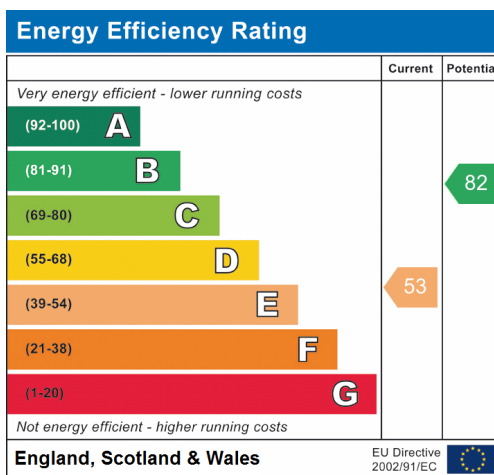


FLOORPLAN & EPC



KIRBY ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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