

FOR SALE

£415,000 Freehold



## Oak Cottage, Main Road, GREAT HOLLAND. CO13 0JN

- No Onward Chain - Keys to View
- New Build House
- Three Bedroom
- Fully Integrated Kitchen
- Utility Room
- Village Location With Farmland Views
- Ground Floor Cloakroom & First Floor Family Bathroom
- En-Suite To Master Bedroom



## PROPERTY DESCRIPTION

My Moving Places wish to present to you this THREE BEDROOM DETACHED NEW BUILD HOUSE called Oak Cottage. Located in a prominent Non-Estate Position in the very popular village of GREAT HOLLAND this home offers a High End Finish Throughout and Farmland Views to the front and rear. Internally you are greeted into a Generously Spacious Entrance Hall which gives way to the Cloakroom, Lounge and Kitchen/Family Room. The Rear Facing Kitchen/Family Room boasts Fully Integrated Appliances and Bi-Folding Doors leading out to the Garden. In addition there is also a Utility/Laundry Room giving secondary access to the garden. To the First Floor are Three Bedrooms with the Master boasting an En-Suite Shower Room and Walk In Cupboard as well as a Well Proportioned Family Bathroom. Externally the Rear Garden has been finished with a Lawn and Resin Patio whilst the Driveway to the front is also Resin and provides Off-Road Parking for multiple Vehicles. In our opinion a viewing of this turnkey ready property will be essential to fully appreciate the high end finishes and subtle details throughout as well as its wonderful village location.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

Composite entrance door, triple glazed window to side aspect, stairs to first floor with cupboard under, wood flooring, under floor heating.

#### LOUNGE

16' 2" x 10' 7" (4.93m x 3.23m) Triple glazed bay window to front aspect, underfloor heating, fitted carpet.

#### CLOAKROOM

Comprising low level WC and vanity wash hand basin. Obscure double glazed window to side aspect, part tiled walls, under floor heating, wooden floor.

#### KITCHEN/BREAKFAST ROOM

16' 8" x 13' 9" (5.08m x 4.19m) Range of base, drawer and eye level units, solid wood work surface, inset stainless steel 1 and 1/2 sink and drainer unit. Built in double oven, four ring electric hob with extractor over, integrated fridge/freezer and dishwasher, under counter lighting. Triple glazed bi-folding doors to rear garden, wood flooring with underfloor heating.

#### UTILITY ROOM

10' 3" x 5' 0" (3.12m x 1.52m) High gloss base units, wooden work surface, inset stainless steel sink and drainer unit, cupboard housing wall mounted combination boiler. Double glazed door to side aspect, triple glazed window to rear aspect, wood flooring, extractor.

### FIRST FLOOR

#### MASTER BEDROOM

11' 7" x 7' 8" (3.53m x 2.34m) Triple glazed window to rear aspect, built in storage cupboard, fitted carpet, radiator.

#### EN-SUITE

Comprising low level WC, vanity wash hand basin and shower cubicle. Velux style window, heated towel rail.

#### BEDROOM

11' 1" x 7' 8" (3.38m x 2.34m) Triple glazed window to front aspect, fitted carpet, radiator.

#### BEDROOM

14' 7" x 8' 0" (4.45m x 2.44m) Triple glazed window to front aspect, fitted carpet, radiator.

#### BATHROOM

White suite comprising low level WC, vanity wash hand basin and panelled bath with shower over and glass screen. Triple glazed window, heated towel rail, extractor.

### EXTERIOR

#### TO THE FRONT

Resin driveway providing ample off road parking, side gate giving access to rear.

#### TO THE REAR

Enclosed by fencing and Laurel hedge, resin patio, remainder laid to lawn.

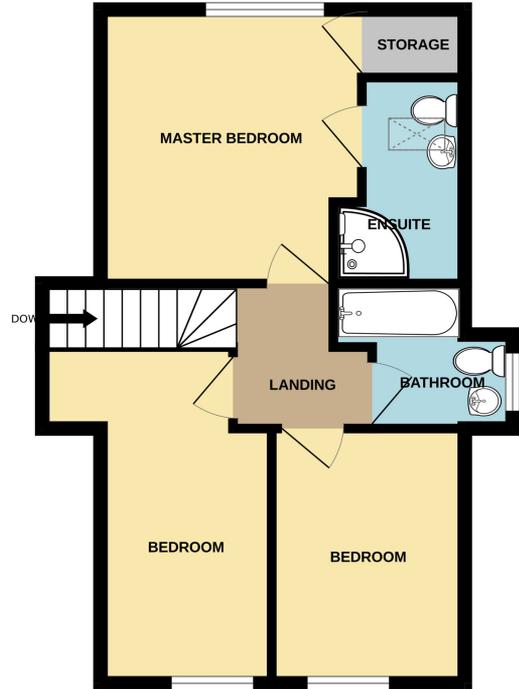
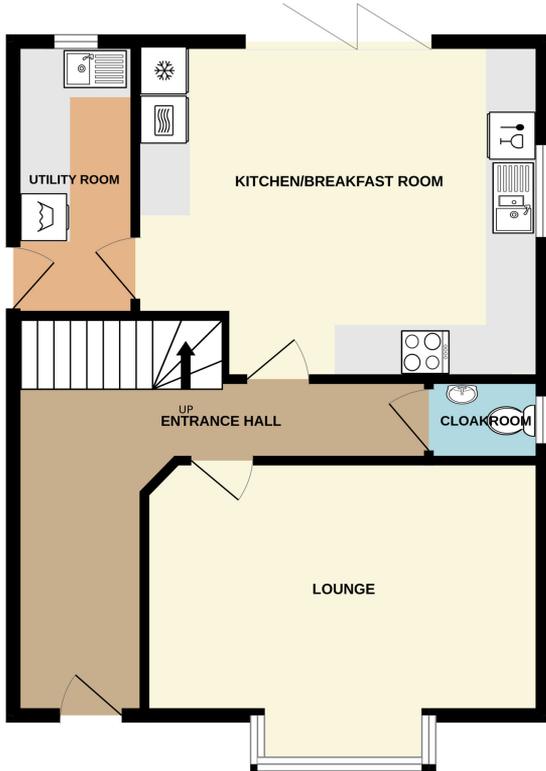


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



OAK COTTAGE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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