

REDUCED

£370,000 Freehold



## 15 Manor Road, GREAT HOLLAND. CO13 0JT

- Three/Four Bedrooms
- Extended Semi Detached House
- Many Original Features
- Three First Floor Bedrooms
- Bedroom Four/Study
- Opportunity To Extend Further
- Large Driveway
- Village Location





## PROPERTY DESCRIPTION

Located in the heart of the very popular semi-rural village of GREAT HOLLAND we have the pleasure in offering For Sale this EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. Internally the Ground Floor has a generous sized Lounge/Diner, Kitchen/Breakfast Room with French Doors to the Garden, Bedroom Four/Study, Bathroom and Cloakroom with a further Three Bedrooms to the First Floor. Externally this home has a Large Driveway that extends to the side of the house leading to a large Rear Garden. The original garage base still remains and the vendors have advised us that the extensions footings allow for a double height extension with planning still in date. An early viewing is advisable as homes in this village and with such potential do not come up often.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

UPVC entrance door, double glazed windows to front and side aspects, door to Hall.

#### Hall

Fitted carpet, stairs to first floor, door to Lounge/Diner.

#### LOUNGE/DINER

24' 5" x 12' 5" increasing to 17' 5" before narrowing to 10' 8" (7.44m x 3.78m) Double glazed windows to front and side aspects, original brick fireplace with exposed brick chimney, radiator, fitted carpet.

#### KITCHEN/BREAKFAST ROOM

19' 4" x 8' 6" (5.89m x 2.59m) Fitted with a modern range of eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer, space for gas cooker, space and plumbing for washing machine and space for under counter fridge. Double glazed French doors to garden, tiled flooring, radiator.

#### BEDROOM FOUR/STUDY

5' 6" x 9' 0" (1.68m x 2.74m) Double glazed window to rear aspect, radiator.

#### LOBBY

Obscure double glazed door to side aspect, carpet flooring, doors to Bathroom and Cloakroom.

#### CLOAKROOM

Fitted with low level WC and wall mounted wash hand basin. Obscure double glazed window to side aspect, wall mounted boiler, radiator.

#### BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) Suite comprising of low level WC, vanity wash hand basin and p-shaped bath with shower over. Obscure double glazed window to side aspect, heated towel rail, tiled flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, fitted carpet, radiator, loft hatch.

#### MASTER BEDROOM

12' 6" x 12' 1" (3.81m x 3.68m) Double glazed window to front aspect giving partial sea views, wooden floor, original fireplace with hearth and surround, radiator, storage cupboard.

#### BEDROOM TWO

12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to rear aspect, radiator, fitted carpet.

#### BEDROOM THREE

9' 0" x 7' 2" (2.74m x 2.18m) Double glazed window to rear aspect, fitted carpet, radiator.

### EXTERIOR

#### GARDEN

To the Front: shingled driveway leading to three steps to the front door. Double gates giving access to the side of the house with an additional gate to the garden.

To the Rear: Commencing with a decked patio area leading to the original garage concrete base and remainder of the garden laid to lawn with mature trees, flower and shrub borders throughout. Shingled to the side of the house, gated at both ends to provide additional off road parking. The space has potential for a side extension (subject to planning).

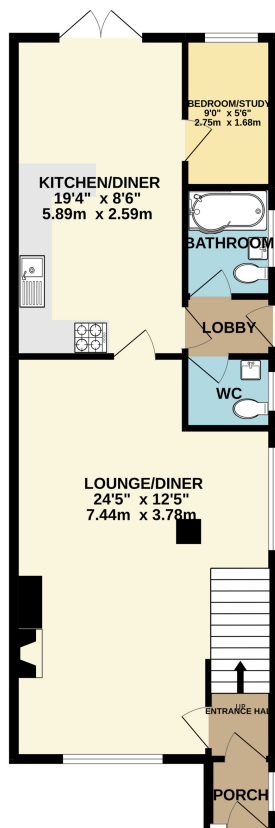
The vendors have advised us the single story extension has the footings laid for a double height extension and planning has been granted.



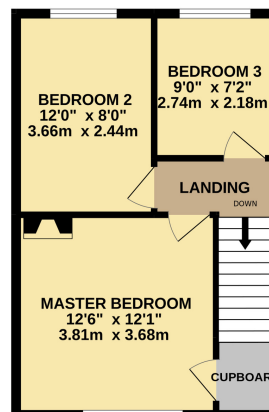
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



MANOR 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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