



**GREEN END LANE,  
GREAT HOLLAND, ESSEX, CO13 0JA  
£600,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to offer this bespoke 2021 built, 1668 sq ft (155 sqm) family home providing tranquil countryside living with easy access to local shops, schools, and public transportation - everything you need is within reach.

The property is presented to an impeccable standard and an internal viewing is essential to fully appreciate the quality and size of this welcoming family home.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* FOUR BEDROOMS \*\* MASTER BEDROOM WITH EN SUITE SHOWER \* \* 2nd REC ROOM / BEDROOM FIVE \* \*FAMILY BATHROOM \*\* 12' RECEPTION HALL \* 16'6 x 12'2 SITTING ROOM with BRICK FIRE SURROUND & POTENTIAL FOR WOOD BURNER \*\* 21' x 11'7 LUXURIOUSLY APPOINTED KITCHEN DINER with FITTED APPLIANCES \* TV POINTS IN ALL ROOMS \* 12'3 UTILITY ROOM \* CLOAKROOM \*\* GAS FIRED UNDERFLOOR HEATING (RADIATORS TO FIRST FLOOR) \*\* ENGINEERED OAK FLOORING \* 17'10 x 11'9 GARAGE with INTERNAL FITTED EV CHARGER POINT \*\* SUBSTANTIAL BLOCK PAVIOUR FRONTAGE WITH PARKING AND TURNING CIRCLE \* POTENTIAL VEHICULAR ACCESS DOWN THE SIDE OF THE PROPERTY TO REAR GARDEN \* SEMI RURAL LOCATION \* WITHIN A TEN MINUTE DRIVE TO FRINTON SEA \*

**RECEPTION HALL:** 12'0 (3.66m) x 8'8 (2.64m)

Oak framed storm canopy with part glazed composite ,entrance door to reception hall. Oak flooring ,Oak stairflight to first floor with cupboard under. Doors to Sit Room, Kitchen Diner & 2nd Rec.

**2ND RECEPTION ROOM / BEDROOM 5:** 12'3 (3.73m) x 10'3 (3.12m)

Oak flooring and double glazed window to front.

**SITTING ROOM:** 16'6 (5.03m) x 12'2 (3.71m)

Oak flooring. Red brick fire surround with tiled hearth and Oak mantle, flue in situ for a log burner , double glazed windows to sides and further double glazed double doors with matching glazed panels to rear garden.

**KITCHEN DINER:** 21'0 (6.40m) x 11'7 (3.53m)

Luxuriously appointed with a range of laminated fronted units comprising Quartz work surfaces, cooking peninsula with inset one and a half bowl sink unit with cupboards, drawers under, range of eye level cupboards with lighting below, integrated five ring induction hob with extractor canopy above ,built in double oven, dishwasher, fridge and freezer. Grey Oak flooring extending to dining area. Roof lantern, double glazed windows to side and double glazed doors with glazed panels to garden, door to

**UTILITY ROOM:** 12'3 (3.73m) x 8'3 (2.51m)

(narrowing to 5'). with laminated fronted units comprising Quartz work surfaces with inset sink unit,mixer taps , cupboards and drawers under, eye level cupboards, matching larder cupboards, Water Softener to remain, Grey Oak flooring. double glazed window to garden, double glazed door to side and door to integral garage and cloakroom.

**GROUND FLOOR CLOAKROOM:**

With white suite comprising ,vanity wash basin, low level WC. Tiled flooring, fully tiled walls, double glazed window to side.

**LANDING:**

Oak flooring. Radiator. Access to loft. Built in airing cupboard. Doors to bedrooms and family bathroom.

**BEDROOM ONE:** 12'10 (3.91m) x 12'4 (3.76m)

(plus dormer recess). Oak flooring. Radiator. double glazed window to front and door to:

**EN SUITE SHOWER ROOM:**

With white suite comprising shower quadrant, vanity wash basin with monobloc sink and cupboards under, low level WC. Tiled flooring, fully tiled walls. Chromium effect radiator. double glazed window to front.

**BEDROOM TWO:** 15'7 (4.75m) x 8'5 (2.57m)

(plus dormer recess). Oak flooring. Radiator. double glazed window to rear.

**BEDROOM THREE:** 10'8 (3.25m) x 10'4 (3.15m)

(max, to fitted wardrobes. "Sliderobes" fitted furniture to two walls and affording ample shelving and storage space. Oak flooring. Radiator. double glazed window to rear.

**BEDROOM FOUR:** 12'4 (3.76m) x 10'7 (3.23m)

(plus dormer recess). Oak flooring. Radiator. double glazed window to front.

**FAMILY BATHROOM:**

White suite comprising, panelled bath with mixer tap, shower attachment & shower screen, vanity wash basin, low level WC. Fully tiled walls, tiled flooring. Chromium effect radiator. double glazed window to rear.

**OUTSIDE:**

Gated access to substantial paved driveway affording parking for many vehicles. Artificial lawned area to the right with shrubbery hedging. Access to garage and potential access to the side and rear of the property. Substantial side patio to rear garden with further patio adjacent to the rear of the kitchen diner and sitting room. Artificial lawned garden with shrubbery beds retained by sleepers & enclosed by hedging and fencing. Garage (17'10 x 11'9) with remote up and over door, wall mounted gas boiler. EV charger point and service door to utility room. Garage already prepared for conversion (STPP & Regs Approval)

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold. Council Tax Band E. EPC Rating B.

Services Connected.

Electricity - Yes. Gas - Yes. Water- Yes. Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property. Any additional property charges - No.

Non standard properties features to note - None.









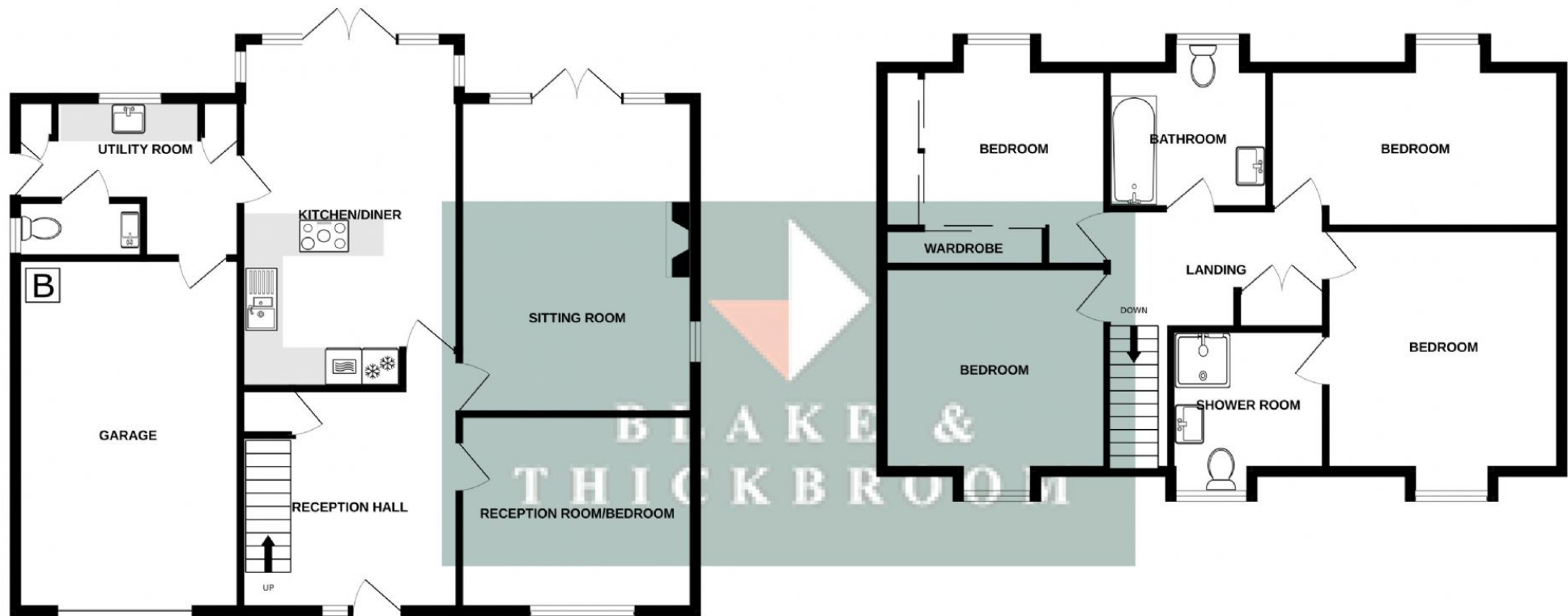






GROUND FLOOR

1ST FLOOR



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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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