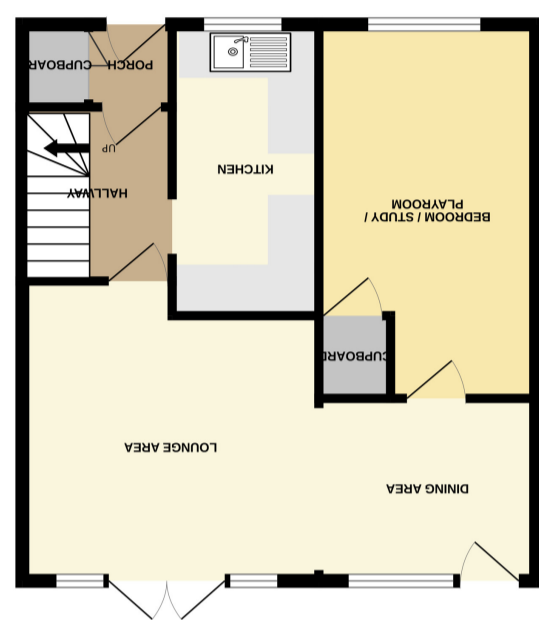
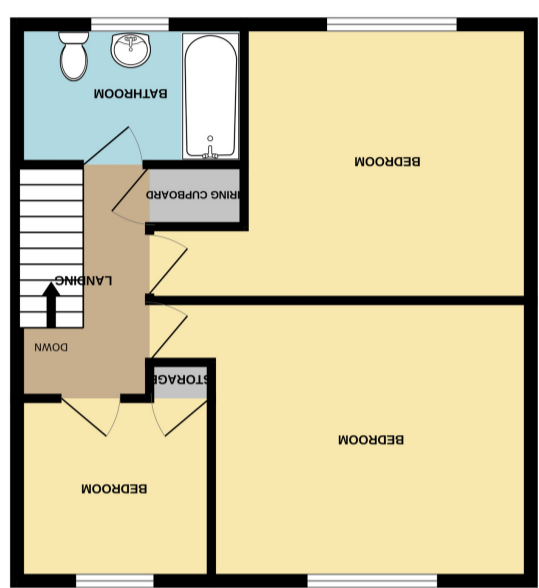


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1031 sq.ft. (95.7 sq.m.) approx.
Made with Metropex e3024





FRONTAGE

Approached via a drop kerb to block paved driveway for approximately 2 vehicles.

PORCH

UPVC double glazed entrance door into porch with smooth plastered ceiling and ceiling light point. Built in cupboard via bifold doors. Wood laminate flooring. Glazed multi panelled inner door through to entrance hall.

HALL

9' 5" x 5' 9" (2.87m x 1.75m) Smooth plastered ceiling with ceiling light point and ceiling mounted smoke alarm. Wall mounted double banked panelled radiator. Under stairs storage cupboard. Wood laminate flooring throughout. Carpeted staircase rises to first floor. Doors off to kitchen and lounge/dining.

KITCHEN

12' 5" x 6' 4" (3.78m x 1.93m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Kitchen comprises of a range of wall mounted and base level kitchen units and drawers with rolled edged worktops, under counter recently installed 'Ideal Logic' Boiler. Space & plumbing for washing machine, space for dishwasher and space for two additional under unit appliances. Space for free standing oven with pull out extractor hood over. Stainless steel sink unit with mixer tap & drainer inset to worktops with tiled splashbacks. Wood effect vinyl flooring laid throughout.

LOUNGE/DINING

20' 11" narrowing to 12' 7" x 12' 10" (6.38m x 3.84m). UPVC double glazed patio doors to lounge area with matching side panel windows. Additional UPVC double glazed door and window from dining area. Lounge area comprises of textured coved ceiling with ceiling light point. Two wall mounted panelled radiators, two wall mounted light points. Dining area comprises: textured coved ceiling with ceiling light point, wall mounted panelled radiator extending from lounge area. Continuation of wood laminate flooring laid throughout. Inner door to ground floor bedroom four/playroom/home office.

GROUND FLOOR BEDROOM/PLAYROOM/HOME OFFICE

15' 10" x 7' 8" (4.83m x 2.34m) UPVC double glazed window to front aspect. Textured coved ceiling with ceiling light point. Built in storage cupboard housing electricity fuseboard and utility meters. Wall mounted panelled radiator and wood laminate flooring laid throughout.



FIRST FLOOR LANDING

11' 7" x 5' 9" (3.53m x 1.75m) Via carpeted staircase. Smooth plastered ceiling with ceiling light point and pull down loft hatch with access to loft. Carpet laid throughout. Built in storage cupboard.

MAIN BEDROOM

13' 9" x 14' 10" (4.19m x 4.52m) into door recess - narrowing to 12' 4". UPVC double glazed window to rear aspect. Smooth plastered ceiling. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

11' 9" x 12' 2" (3.58m x 3.71m) plus door recess. UPVC double glazed window to front aspect with partial farmland views. Smooth plastered ceiling with ceiling light point, wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

7' 6" x 8' 3" (2.29m x 2.51m) UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Built in storage cupboard/wardrobe. Wall mounted panelled radiator and carpet laid throughout.

BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Suite comprises of a push flush dual mechanism WC, pedestal washbasin with contrasting tiled splashbacks and mixer tap. Panelled bath with thermostatic shower over and bath mixer taps. Wall mounted extractor vent. Vinyl tile effect flooring throughout. Chrome heated towel rail.

SOUTH FACING GARDEN

Commences with a sandstone patio area with railway sleeper edging. Step down to remainder also comprising of sandstone patio. Hardstanding for garden shed, timber fenced boundaries to all aspects.

COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

