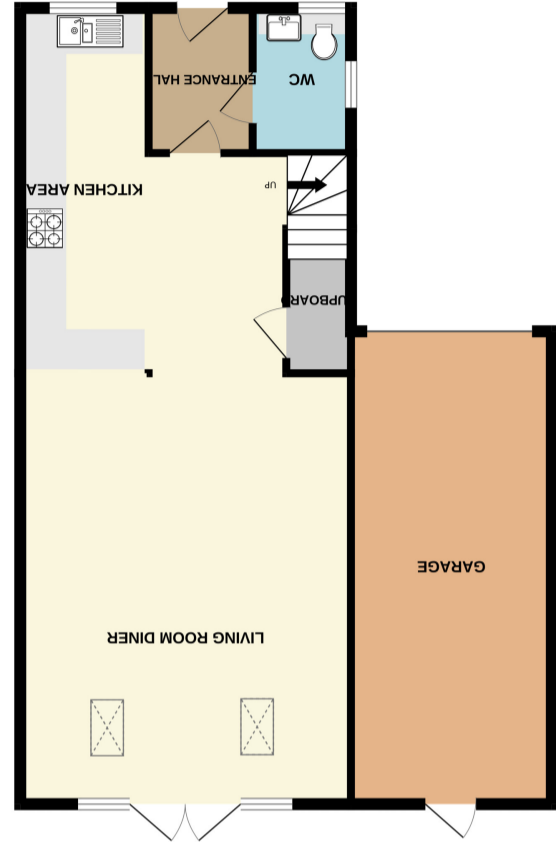
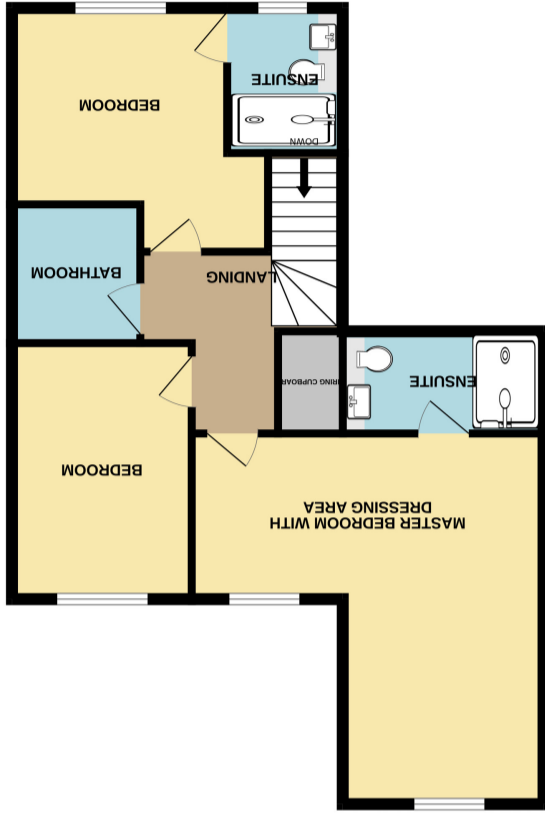


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

Energy Efficiency Rating	
Potential	Current
84	83

England, Scotland & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



TOTAL FLOOR AREA: 1573 sq. ft. (146.1 sq.m.) approx.
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ENTRANCE

Via a composite entrance door with double glazed obscure glass insert into entrance hall.

ENTRANCE HALL

7' 2" x 4' 6" (2.18m x 1.37m) Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Herringbone style Amtico flooring. Wall mounted central heating thermostat. Door to ground floor WC

GROUND FLOOR WC

7' 2" x 4' 9" (2.18m x 1.45m) Dual aspect UPVC double glazed windows to front and side. Smooth plastered ceiling with ceiling light point and ceiling mounted extractor vent. Suite comprises of a dual mechanism push flush WC, pedestal wash basin with mixer tap and tiled splashback. Continuation of Herringbone style Amtico flooring. Wall mounted panelled radiator inset to ornate radiator cover.

OPEN PLAN KITCHEN/LIVING AREA

39' 6" into the kitchen x 16' 4" narrowing to 6'4".

Kitchen area; UPVC double glazed window to front aspect, smooth plastered ceiling with inset LED spotlighting and ceiling mounted extractor vent. Mains wired smoke alarm. Comprising of a range of contrasting wall mounted and base level kitchen cabinet and drawer units. Natural stone effect worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap & drainer. Concealed wall mounted 'Potterton' boiler, four ring gas hob, integral electric fan assisted oven, integral dishwasher, integral washing machine, integral fridge and integral freezer. Wall mounted double banked panelled radiator. Herringbone style Amtico flooring throughout.

Living area; Built in understairs storage cupboard. Two wall mounted double banked panelled radiators, one inset to a contemporary ornate radiator cover. UPVC double glazed patio doors with matching side panels opening to rear garden. Twin Velux double glazed sky light windows. Two ceiling light points. Continuation of smooth plastered ceiling. Continuation of Herringbone style Amtico flooring.

FIRST FLOOR LANDING

Carpeted return staircase with timber balustrade hand rail. Smooth plastered ceiling with ceiling light point, mains wired smoke alarm. Built in airing cupboard housing high pressure water system and cylinder etc. Wall mounted panelled radiator, continuation of carpet laid throughout.

MAIN BEDROOM

18' 0" maximum x 17' 9" maximum (5.49m x 5.41m). Two UPVC double glazed windows to rear aspect. Smooth plastered ceiling with a range of inset spotlights and ceiling light point. Access to loft via pull down loft hatch. Wall mounted panelled radiator x 2. Carpet laid throughout.

ENSUITE SHOWER ROOM

9' 9" x 4' 10" (2.97m x 1.47m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting, ceiling mounted extractor vent. Suite comprises; double shower enclosure via glass opening shower screen door, thermostatic mixer shower inset. Concealed cistern push flush dual mechanism WC. Wash basin inset to work top with mixer tap, chrome heated towel rail, wood effect Amtico style flooring throughout.

GUEST BEDROOM / BEDROOM TWO

12' 8" maximum into recess - narrowing to 10' 8" x 9'7" plus door recess. UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted room heating thermostat. Doorway through to ensuite shower room:

ENSUITE SHOWER ROOM

5' 4" x 7' 2" (1.63m x 2.18m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting and ceiling mounted extractor vent. Suite comprises; walk in double shower cubicle via a glass opening shower screen door, thermostatic mixer shower inset. Concealed push button dual mechanism flush WC, wash basin with mixer tap inset to worktop. Chrome heated towel rail. Wood effect Amtico style flooring throughout.

BEDROOM THREE

12' 8" x 9' 0" (3.86m x 2.74m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point, access to main loft, via a pull down loft hatch. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

Smooth plastered ceiling with inset spot lights and ceiling vented extractor. Three piece bathroom suite comprises; Panelled bath with thermostatic mixer shower over and glass shower screen. Concealed cistern push button WC and was basin inset to bathroom top with mixer tap. Majority tiled walls. Amtico wood effect flooring. Chrome heated towel rail.

LANDSCAPED SOUTH FACING GARDEN

Commences with a porcelain laid patio area with neat block paved edging. Timber fenced boundaries. Raised flower bed planter with railway sleeper edging. External water tap. Summerhouse with power & lighting connected, courtesy door to rear of garage.

GARAGE

23' 3" x 9' 11" (7.09m x 3.02m) Power and lighting connected. Up and over door from front. Courtesy door to garden.

SOLAR ROOF PANELS

Our client has advised that the solar panels are NOT on a PV system.

COUNCIL TAX BAND E

Rochford District Council.

