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FRONTAGE

Property is approached via roadside with a drop kerb to hard standing driveway for 2 vehicles and additional front garden area, mainly lawned with shrub flower bed borders. UPVC double glazed entrance door into porch.

PORCH

6' 10" x 2' 9" (2.08m x 0.84m) Ceiling light point. Tiled flooring. Hard wood entrance door with obscure glazed insert and leadlight obscure glazed window to side into entrance hall.

ENTRANCE HALL

15' 8" x 5' 8" (4.78m x 1.73m) Coved ceiling with ceiling light point. Wall mounted panelled radiator. Feature abstract clad wall to two aspects. Wood laminate flooring. Understairs storage cupboard. Stairs rising to first floor. Understairs ground floor WC.

GROUND FLOOR WC

3' 9" x 2' 6" (1.14m x 0.76m) UPVC obscure double glazed window to side aspect. Suite comprises of a push flush cistern WC with a suspended wash basin with mixer tap. Tiled walls at half height to four aspects. Ceramic tiled flooring throughout.

FRONT RECEPTION ROOM

14' 7" into bay window - reduces to 11' 11" x 11'10" UPVC double glazed bay window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

EXTENDED KITCHEN

18' 1" x 7' 2" narrowing to 5'8" UPVC double glazed obscure window to side aspect and additional UPVC double glazed window into conservatory. Coved ceiling with inset spotlighting throughout. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers with contemporary door fixtures. Rolled edge worktops incorporating a stainless steel sink unit with mixer tap and drainer. Four ring gas hob with pull out extractor over. Integral split level 'Stoves' oven & grill combination. Space & plumbing for washing machine and dishwasher plus additional under counter space for tumble dryer. Feature vinyl tile flooring laid throughout.

EXTENDED LOUNGE/DINER

21' 1" max by 11' 10" reducing to 9'2" at dining end. Coved ceiling throughout with two ceiling light points. Solid Oak flooring laid throughout. Feature ornamental fireplace inset to chimney breast. Wall mounted panelled radiators. Dual access from hallway and kitchen. UPVC sliding patio door to conservatory.

CONSERVATORY

15' 10" x 8' 10" (4.83m x 2.69m) Contemporary UPVC double glazed conservatory with sloping semi-translucent poly carbonate roof. Double glazed windows and patio doors opening to garden. Two wall mounted double banked panelled radiators. Wall mounted light points x2. Ceramic tiled flooring laid throughout.



FIRST FLOOR LANDING

9' 10" x 5' 7" (3.00m x 1.70m) Via staircase with timber balustrade. UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Access to loft. Carpet laid throughout.

REAR BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m) into fitted wardrobes. Feature UPVC double glazed patio doors opening to roof terrace. Ceiling light point. Wall mounted panelled radiator. Feature fitted mirror fronted sliding door wardrobes to flank wall, also housing boiler and hot water cistern. Carpet laid throughout.

FRONT BEDROOM TWO

11' 11" x 11' 11" (3.63m x 3.63m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

7' 11" x 5' 8" (2.41m x 1.73m) UPVC double glazed window to front aspect. Ceiling light point. Wall mounted panelled radiator. Exposed floorboards throughout.

BATHROOM

6' 1" x 5' 7" (1.85m x 1.70m) Obscure UPVC double glazed window to rear aspect. Ceiling light point. Full ceramic tiled walls in contrasting colours. Tile effect vinyl flooring. Suite comprises of a panelled bath with antique style mixer tap with shower attachment over. Push flush close coupled WC and wash basin inset to vanity storage unit. Wall mounted panelled radiator.

SOUTH FACING GARDEN

Approx. 85ft (25.91m) Commences with a landscaped sandstone patio area with raised sleep borders to a hard standing area to the side and lawn to the main garden area. The side hardstanding area gives gated access to the front of the property along with wall mounted external tap / hose connection point. The remainder of the garden offers timber fenced boundaries, mature shrubs and bushes and feature raised vegetable planters.

COUNCIL TAXBAND C

Castlepoint Council

