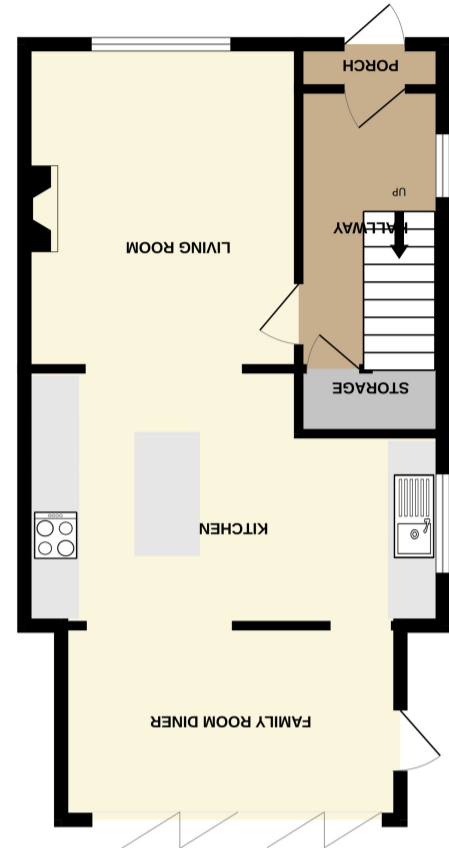
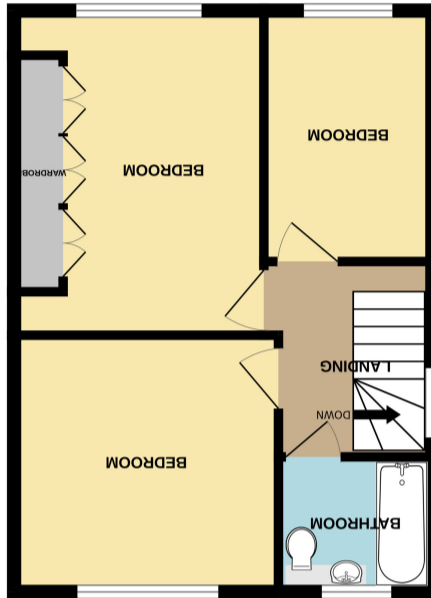


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 940 sq.ft. (87.3 sq.m.) approx. Made with Meepox ©2024



GROUND FLOOR (487.7 sq.m.) approx.



1ST FLOOR (416 sq.ft. (38.6 sq.m.) approx.

| Energy Efficiency Rating                    |         |
|---|---------|
| Potential                                   | Current |
| 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)                                   | 55      |
| F (21-38)                                   |         |
| G (1-20)                                    |         |
| Not energy efficient - higher running costs |         |
|   | 78      |





#### FRONTAGE

Approached via a drop kerb to a paved driveway for 2/3 vehicles. Side access gate leading to garden.

#### ENTRANCE PORCH

Via a recently installed UPVC double glazed entrance door. Tiled flooring. Inner composite double glazed door to entrance hall.

#### ENTRANCE HALL

11' 9" x 6' 0" (3.58m x 1.83m) UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Contemporary vertical wall mounted panelled radiator. Large under-stairs storage cupboard. Wood laminate flooring laid throughout.

#### LIVING ROOM

13' 4" x 10' 2" (4.06m x 3.10m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Victorian style wall mounted radiator. Feature ornamental fireplace with granite hearth. Wood laminate flooring laid throughout. Opening through to newly installed kitchen/family room.

#### CONTEMPORARY KITCHEN/FAMILY ROOM

17' 6" x 10' 7" NARROWS TO 7'4". Smooth plastered ceiling with inset spot lights and light pendant over feature kitchen island. Kitchen island with Solid oak work top and storage units beneath. Range of fitted wall mounted and base level kitchen cabinet & drawer units with contrasting Quartz work tops to to counters. Four ring induction hob with stainless steel hood over and integral oven beneath. Additional split level integral oven and microwave. Ceramic sink unit with mixer tap over. Concealed wall mounted 'Worcester' combi boiler. Space and plumbing for dishwasher and washing machine. Tiled flooring laid throughout. Contemporary vertical wall mounted radiator. Two openings through to extension/family room dining area.

#### FAMILY ROOM AND DINING AREA

14' 0" x 8' 0" (4.27m x 2.44m) Feature pitched smooth plastered ceiling with inset spotlighting. Vertical contemporary wall mounted panelled radiator. Wood laminate flooring laid throughout. Bifold patio doors opening to decking area. Additional corresponding side door opening to side.

#### FIRST FLOOR LANDING

7' 9" x 6' 11" NARROWING TO 6'4". Via carpeted staircase with half return to landing. UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Access to loft. Carpet laid throughout.



#### RECENTLY INSTALLED BATHROOM

6' 3" x 5' 7" (1.91m x 1.70m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Full ceramic tiled walls. Feature tile effect vinyl flooring. Chrome heated towel rail. Concealed cistern push flush WC. Incorporating a wash basin with mixer tap. Feature panelled spa style bath with mixer tap over and thermostatic mixer shower with rainfall shower head and additional handheld hose.

#### BEDROOM ONE

13' 4" x 10' 4" (4.06m x 3.15m) UPVC double glazed window to front aspect with smooth plastered coved ceiling. Ceiling light point. Recently installed fitted wardrobes incorporating a two side shelving units. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM TWO

10' 10" x 10' 8" (3.30m x 3.25m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

10' 5" x 7' 0" (3.17m x 2.13m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### WEST FACING GARDEN

Commences from bi-folding patio doors from family room/diner to a recently fitted decking area with steps down to a shingled pathway which extends to the side of the house. Additional decking/door step area. Remainder of garden laid to lawn with railway sleeper edging and railway sleeper edged flower/shrub bed borders. Timber fenced boundaries to all aspects. Additional raised timber decking area to the rear of the garden. Side access via garden gate to front driveway. Access to pitched roof garage.

#### GARAGE

Power & lighting connected. Double opening doors to front. Courtesy door to side. Attached at the end of the garage is an additional outbuilding with power & lighting.

#### COUNCIL TAX BAND D

Rochford District Council

