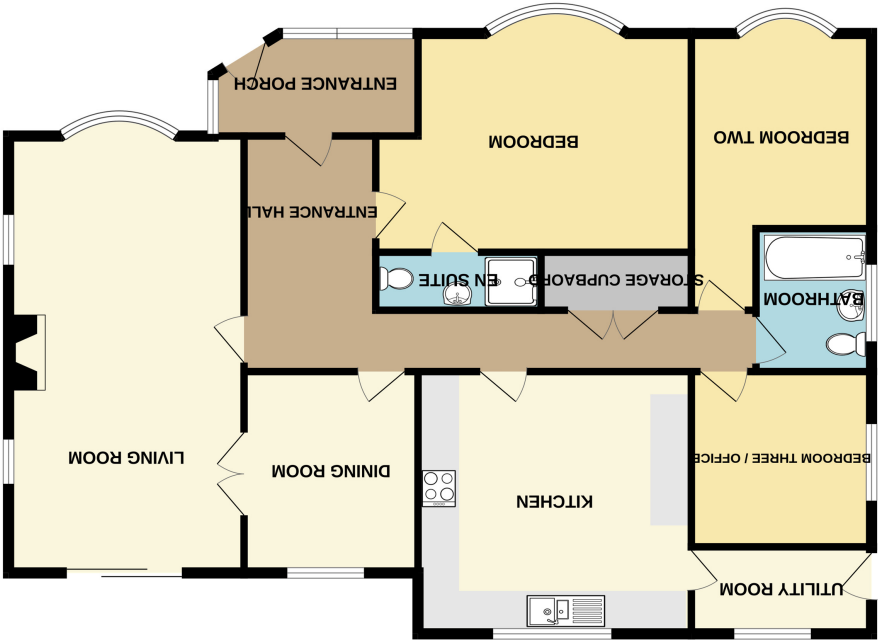


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

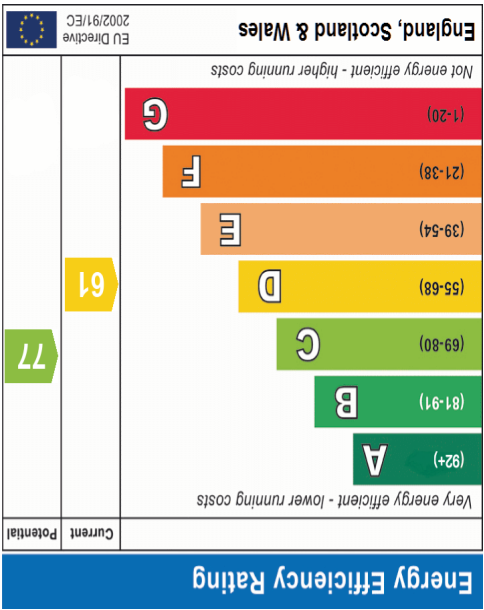
TOTAL FLOOR AREA : 1583 sq. ft. (147.0 sq.m.) approx.  
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DETACHED BUNGALOW  
1320 sq. ft. (122.7 sq.m.) approx.



DOUBLE GARAGE  
262 sq. ft. (24.3 sq.m.) approx.







**FRONTAGE**

Private Road approached from the Eastwood Road down to the bungalow. Block paved driveway to garage and UPVC double glazed lead light entrance door into porch.

**PORCH**

7' 5" x 5' 2" (2.26m x 1.57m) Smooth plastered ceiling with cieling light point. Tiled flooring. Hard wood leadlight glazed door into L shaped entrance hall.

**L SHAPED ENTRANCE HALL**

13' 2" x 5' 3" (4.01m x 1.60m) extending on return to 23'7" x 2'10". Coved ceiling with three ceiling light points and access to loft via pull down loft hatch with fitted loft ladder (fully boarded) and light point. Two wall mounted panelled radiators and Karndeau herringbone flooring laid throughout. Built in storage cupboard opening via double opening doors, with shelving inset. Pressurised water system.

**LIVING ROOM**

23' 0" x 12' 6" (7.01m x 3.81m) Lead light double glazed Bow window to front aspect with two corresponding windows to side aspect. Coved ceiling with two ceiling light points and ceiling roses. Feature centred brick fireplace with timber mantle. Two wall mounted panelled radiators. Newly fitted double glazed UPVC sliding patio doors to garden. Newly laid carpet throughout. Double doors through to dining room .

**DINING ROOM**

9' 2" x 10' 0" (2.79m x 3.05m) Dual access from hallway and living room. Lead light double glazed window to rear aspect. Coved ceiling with light point and ceiling rose. Wall mounted panelled radiator. Newly laid carpet throughout.

**KITCHEN**

14' 6" x 10' 10" (4.42m x 3.30m) Lead light double glazed window to rear aspect with countryside views. Coved ceiling with ceiling light point. Kitchen comprises of a range of wall mounted and base level cabinet units and drawers incorporating double glass display cabinets with spotlight downlighters. Four ring Electric hob inset to rolled edge worktop also incorporating a oen and a half bowl sink unit with mixer tap & drainer. Space & plumbing for dishwasher. Neff oven & grill. Integral fridge. Ceramic tiled splashbacks to majority of walls. Wall mounted panelled radiator. Tiled flooring throughout. Doorway through to utility room.

**UTILITY ROOM**

9' 7" x 4' 8" (2.92m x 1.42m) Lead light double glazed window to rear aspect and corresponding door opening to garden. Coved ceiling with fluoresent light point. Wall mounted Ideal logic boiler. Space & plumbing under rolled edge worktop for washing machine and dishwasher and space for free standing fridge/freezer. Wall mounted panelled radiator. Continuation of tiled flooring from kitchen.



**BEDROOM ONE**

14' 9" x 11' 9" (4.50m x 3.58m) Double lead light Bow window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Built in fitted wardrobes and dressing table unit. Wall mounted panelled radiator, carpet laid throughout. Door through to ensuite shower room.

**ENSUITE SHOWER ROOM**

8' 6" x 3' 0" (2.59m x 0.91m) Coved ceiling with ceiling light point. Ceramic tiled walls & flooring throughout. Feature picture window through to hallway. Suite comprises of a close coupled WC, pedestal wash basin and enclosed shower cubicle with thermostatic mixer shower with rainfall shower head, additional hand held shower.

**BEDROOM TWO**

11' 8" x 9' 9" (3.56m x 2.97m) Lead light double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Wall mounted panelled radiator. Newly laid carpet laid throughout. Fitted wardrobes.

**BEDROOM THREE/ HOME OFFICE**

9' 4" x 9' 8" (2.84m x 2.95m) Lead light double glazed window to side aspect. Coved ceiling with ceiling light point and ceiling rose. Wall mounted panelled radiator. Newly laid carpet throughout.

**BATHROOM**

6' 5" x 6' 6" (1.96m x 1.98m) Lead light obscured double glazed window to side aspect. Coved ceiling with ceiling light point and ceiling vented extractor. Full ceramic tiled walls & flooring throughout. Wall mounted panelled radiator. Suite comprises of a panelled bath with centred antique style mixer tpas and shower attachment. Close coupled WC, wash basin with mixer tap inset to gloss vanity storage unit.

**SOUTH FACING GARDEN**

Large L Shaped Garden with timber fenced boundaries and a raised patio area from the living room enjoying views over land at the rear. Gated access to front.

**DOUBLE GARAGE**

14' 6" x 17' 0" (4.42m x 5.18m) Power & lighting connected throughout. Recently installed roller door with fob operation x 2. Pitched roof to garage with potential for overhead storage.

**COUNCIL TAXBAND F**

ROCHFORD DISTRICT COUNCIL