

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
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	57
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	





FRONT OF PROPERTY

Attractive property front with paved driveway and lawn area. Brick-built wall and evergreen plants providing privacy to front aspect. Front door access to side of property. Side access to rear garden via timber gate.

ENTRANCE HALLWAY

8' 6" x 5' 3" (2.59m x 1.60m) Via timber effect PVC door and side double glazed window; Solid oak flooring; Doors to living, bedroom, bathroom, study and stairs to upper level. Upon entering this spacious hallway you will immediately see the abundance of space this property boasts.

LIVING AREA

19' 2" x 18' 1" (5.84m x 5.51m) Absolutely amazing living area with an abundance of space which must be seen to be appreciated. Solid oak flooring; Double built-in storage cupboard; Large window to side aspect; Two radiators; Wall and ceiling light fittings.

DINING AREA

10' 1" x 7' 8" (3.07m x 2.34m) The design provides for open-plan living and dining whilst having the benefit of 'separate' dining area. Solid oak flooring; Radiator; French doors leading to the garden's decked entertaining area.

KITCHEN

10' 1" x 9' 6" (3.07m x 2.90m) Leading from the living room into the kitchen through to the conservatory. Kitchen boasts ample oak wall and base units; White tiles to walls; Smokey grey tiles to flooring; Traditional Rangemaster cooker; Extractor fan; Caron Phoenix one and a half sink; Mixer taps; Space for washing machine; Ceiling light fittings; Large window to side aspect; French doors to conservatory.

CONSERVATORY

11' 3" x 9' 6" (3.43m x 2.90m) Lovely conservatory provides for versatile use, currently used as a utility room. Tiled flooring; French doors to rear garden.

BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m) Stylishly classic, a superior bath suite comprising of: Traditional roll top slipper bath with claw leg set; Round basin set in glass shelf surround; Mixer taps; WC; Chrome wall-hung towel radiator; Wall mirror; White wall tiles with feature black tiles, complimented by the black and white floor tiles; Opaque glass window.

BEDROOM

13' 4" x 9' 10" (4.06m x 3.00m) Beautiful decor, clean, crisp and fresh, this huge downstairs double bedroom boasting an array of sunlight through the large bay window adorned with stylish Roman blinds; Light oak effect laminate flooring; Radiator; Ceiling light fittings.

STUDY

8' 4" x 8' 4" (2.54m x 2.54m) The study/office area also houses the staircase to the upper level. Neatly and smartly designed to give you maximum use in this area. Laminate flooring; Roman blind to front facing window; Radiator; Ceiling light fittings.



UPPER HALLWAY

Lovely and bright upper hallway benefiting from a window to side aspect; Roman blind to window; Hallway boasts a 6' 1" x 2' 3" double built-in cupboard housing the water tank and plenty of storage space. Carpet to flooring; Ceiling light fittings; Doors to bedrooms two and three

BEDROOM

11' 3" x 11' 10" (3.43m x 3.61m) plus additional walk-in-robe space. Room with a view...this spacious and stylish, light and bright, rear facing bedroom offers: Plenty of natural light flowing through; Floor to ceiling glass sliding doors; Fabulous views; En-suite; Walk-in-Robe...You could not ask for more! Vertical blinds; Laminate flooring; Juliette style balcony; Ceiling light fitting and fan; Radiator.

WALK-IN-ROBE 7' 5" x 5' 6" How lovely to have a walk-in-robe of this size, fitted with clothes rails and shelving; Radiator; Light fittings.

EN-SUITE

5' 11" x 5' 9" (1.80m x 1.75m) Large corner shower with over head shower and mixer taps; Mixer taps to basin; WC; Wall-hung chrome towel radiator; Opaque window to rear; Ceiling spot lights; Shaver socket.

BEDROOM

9' 5" x 9' 2" (2.87m x 2.79m) A good sized double bedroom, front facing. Plenty of natural light; Roman blind to window; Laminate flooring; Ceiling light fittings. Continuing the theme of this whole property, this bedroom is presented beautifully and offers plenty of space.

REAR GARDEN

Wow! Fabulous outside entertaining areas with thoroughly thought out designated al-fresco dining areas, to truly and fully enjoy entertaining family and friends or your own simple solitude. From the conservatory, there is a decked patio area flowing onto a large paved patio area with timber constructed pergola and lighting; Sleeper steps up to an additional spacious entertaining area, edged with attractive sleeper framed planters; Large timber shed/workshop; Fully fenced garden with fence panels and trellis tops; Mature trees; Lights to fencing; A perfect, low maintenance, lifestyle garden!

ADDITIONAL INFORMATION

Council Tax Band D
Rochford Council

Consumer Board/Fuse Box newly installed in March 2023
Hot water tank installed 2022
External Wall Insulation approx 2017 with 20 years guarantee
Boiler annually serviced, last serviced January 2023

