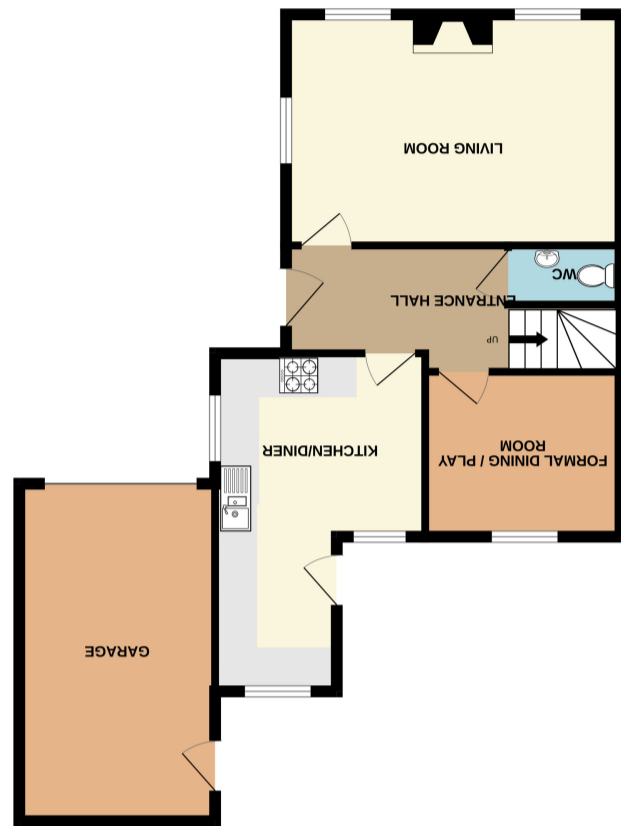
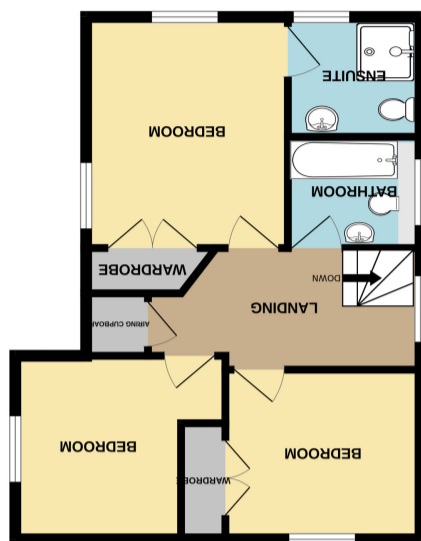


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1148 sq.ft. (106.6 sq.m.) approx.
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Energy Efficiency Rating	
Potential	Current
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
A (92+)	82
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	





ENTRANCE

Approached via drop kerb leading to driveway, neatly kept front garden with hedge boundary. Access to garage via electric up & over door. Entrance to the property via an obscured double glazed lead light entry door into hallway.

HALLWAY

16' 9" maximum x 6' 1" reduces to 5'4". Smooth plastered coved ceiling with ceiling light point and mains wired smoke alarm. High level wall mounted electricity fuse board, central heating wall mounted thermostat, wall mounted double banked panelled radiator. Built in under-stairs WC. Wood laminate flooring laid throughout.

GROUND FLOOR WC

5' 4" x 2' 11" (1.63m x 0.89m) Smooth plastered ceiling with ceiling light point and extractor vent. Pedestal wash basin with tiled splashback, close coupled WC, wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

LIVING ROOM

16' 9" x 10' 7" (5.11m x 3.23m) UPVC double glazed dual aspect windows, comprising of two to the front and one to side. Smooth plastered coved ceiling with two ceiling light points and ceiling roses. Feature centred moulded fireplace with marble hearth and electric flame effect fire inset. Wall mounted double banked panelled radiators x 2. Carpet laid throughout.

PLAY ROOM / OFFICE / FORMAL DINING ROOM

9' 7" x 8' 3" (2.92m x 2.51m) UPVC double glazed window overlooking garden. Smooth plastered coved ceiling with ceiling light point and ceiling rose. Wall mounted double banked panelled radiator. Carpet laid throughout.

KITCHEN/DINER

16' 9" maximum x 10' 6" narrowing to 6'. Three UPVC double glazed windows and corresponding door opening to garden. Smooth plastered ceiling throughout with two ceiling light points. Wall mounted 'Glow-worm' modern boiler. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers with rolled edged worktops incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob, extractor canopy over. Integral electric oven beneath. Space & plumbing for washing machine, integral fridge/freezer, integral dishwasher. Ceramic tiled splashbacks to all work surfaces. Wall mounted double banked panelled radiator. Ceramic tiled flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted return staircase with timber handrail and spindle balustrade to landing. Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with two ceiling light points and mains wired smoke alarm. Pull down loft hatch. Wall mounted panelled radiator. Carpet laid throughout. Built in airing/linen cupboard.



MASTER BEDROOM

9' 11" x 11' 8" to built in wardrobes - narrows to 10'10". Dual aspect UPVC double glazed windows to front and side aspect. Smooth plastered ceiling with ceiling light point and ceiling rose. Built in mirror fronted wardrobes. Wall mounted double banked panelled radiator. Carpet laid throughout. Door through to en-suite shower room:

EN-SUITE

6' 8" x 5' 0" (2.03m x 1.52m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting and extractor vent. Suite comprises of a pedestal wash basin with mixer tap, close coupled WC, shower cubicle via glass opening shower cubicle door with thermostatic mixer shower inset. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Ceramic tiled walls at half height, extending to full height in shower enclosure. Wall mounted electric shaver point.

BEDROOM TWO

9' 8" x 8' 6" (2.95m x 2.59m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Built in wardrobes via double opening doors. Carpet laid throughout.

BEDROOM THREE

10' 5" maximum - narrows to 8' 3" x 9'1". UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

THREE PIECE BATHROOM

6' 8" x 5' 7" (2.03m x 1.70m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting and extractor vent. Suite comprises of a panelled bath with mixer tap and shower attachment. Concealed cistern WC, pedestal wash basin with mixer tap. Wall mounted panelled radiator. Ceramic tiled walls at half height to three aspects. Electric shaver point.

SOUTH FACING GARDED

South facing garden commences with a paved patio area with feature pebble edged borders. Remainder of the garden comprises of neatly arranged flower & shrub bed borders, with shaped lawn area and stepping stones to hard standing to garden shed. Timber fenced boundaries to all aspects. Courtesy door to garage. External power socket and external water tap. Gated side access leads to front.

GARAGE

9' 2" x 17' 2" (2.79m x 5.23m) Electric operated up & over door to front, courtesy door from garden. Pitched roof providing overhead storage space. Power & lighting connected throughout.

COUNCIL TAX BAND E

ROCHFORD DISTRICT COUNCIL