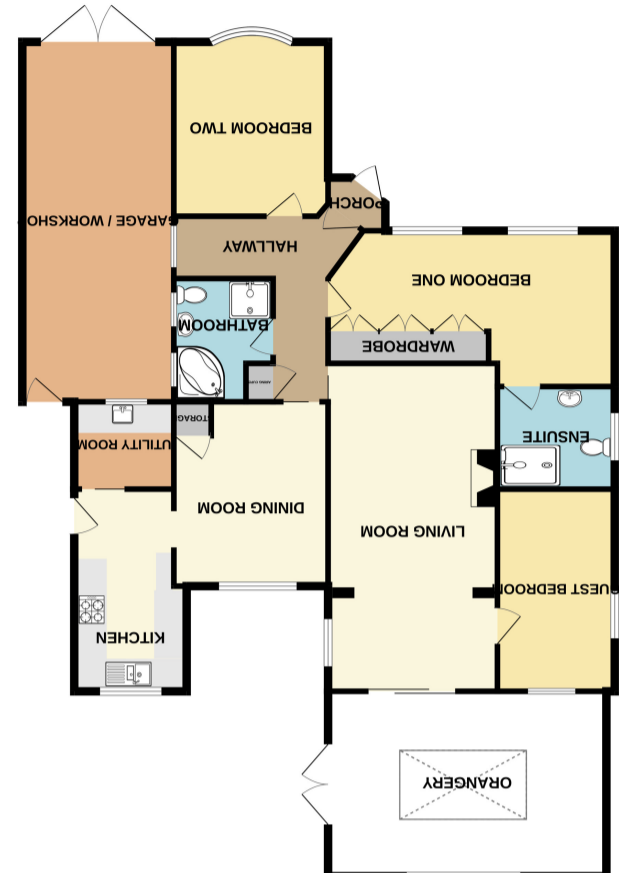


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 1714 sq ft (159.3 sq.m.) approx.



GROUND FLOOR 1714 sq.ft. (159.3 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)	50
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	78





FRONTAGE

Situated in a quiet cul-de-sac location, the property is set back from the road and is approached via a large horseshoe driveway with ample parking for five cars. The inner horseshoe bed has been laid with plum slate to ensure low maintenance.

PORCH AND ENTRANCE HALL

Once through the entrance porch you enter into the main hallway. Immediately to your right is a small seating area with plenty of room to hang your coats. This recess also houses an inbuilt cupboard for the electricity meter and consumer board, as well as recently installed fibre optic broadband and telephone points. Further down the hall lies an inbuilt airing cupboard as well as access to the loft via a ceiling hatch with pulldown ladder.

MASTER BEDROOM

20' 11" x 10' 10" (6.38m x 3.30m) At over twenty-one square metres, this stunning easterly facing room fills with morning sunshine to provide a perfect start to your day. The room benefits from a series of full height, in-built wardrobes which offer plenty of hanging space as well as numerous shelves and drawers.

EN-SUITE SHOWER ROOM

7' 11" x 7' 2" (2.41m x 2.18m) The en-suite includes toilet, sink and a walk-in shower with twin shower-heads.

BEDROOM TWO

12' 4" x 10' 9" (3.76m x 3.28m) Another good sized, easterly facing bedroom. This room also benefits from full-length fitted wardrobes with an integrated dressing table and mirror to one end.

FAMILY BATHROOM

8' 7" x 6' 11" (2.62m x 2.11m) Accessed from the hall, the family bathroom includes sink, toilet, walk-in shower and full-sized corner bath.

DINING ROOM

12' 10" x 10' 10" (3.91m x 3.30m) At the end of the hall lies the family dining room with stunning views out over the rear garden via a large picture window. The room features a full-height inbuilt cupboard which houses the boiler and also provides additional storage space for crockery and other items.

KITCHEN

14' 0" x 7' 10" (4.27m x 2.39m) You pass through the dining room and into the kitchen which also provides a lovely view out to the rear garden. The kitchen is fully fitted with Leicht Design units and includes a twin electric oven, gas hob and a fitted dishwasher, with one of the cupboards housing the gas meter. A side door leads to the rear garden and garage.

UTILITY ROOM

6' 11" x 6' 0" (2.11m x 1.83m) Accessed directly from the kitchen, the utility room features a stainless steel sink as well as several useful kitchen cupboards. There is also plumbing for a washing machine and space for a full-sized fridge-freezer.



LIVING ROOM

23' 5" x 11' 11" (7.14m x 3.63m) Returning back to the hallway we step through into the lounge. This is a large comfortable room featuring a fireplace with marble surround and plenty of space to configure several seating arrangements. At the far end of the lounge you step down into the reading snug from where you can either access the study/guest bedroom or pass through the double patio doors and into the orangery.

STUDY / GUEST BEDROOM

14' 0" x 7' 8" (4.27m x 2.34m) Currently used as a study, there is plenty of space for a single or a sofa bed. The room includes an inbuilt corner set of full-height fitted wardrobes and shelves.

ORANGERY

19' 5" x 12' 1" (5.92m x 3.68m) Passing back through the snug, we enter the orangery. This spectacular room was built in 2020 and provides wonderful views out to the garden. At nearly twenty-two square meters, this gas under-floor heated orangery is a fabulous all-year living space, with direct access to the rear garden.

GARAGE / WORKSHOP

26' 1" x 10' 7" (7.95m x 3.23m) The double length garage provides ample storage and both power and lighting. The current owners also use the space to operate a second fridge freezer and tumble dryer.

WESTERLY FACING GARDEN

The garden has been lovingly tended by the family for over thirty-five years and provides beautiful year round colour whilst also attracting a wide variety of garden birds and other creatures, notably bees.

This large lawned garden is made up of three mature beds including a vegetable patch, together with a rockery and a lavender circle. An L-shaped path leads from the house to the garden office, passing by a covered seating area and shed.

GARDEN OFFICE

13' 6" x 10' 0" (4.11m x 3.05m) The current owners had this high-end home office installed in 2019 to facilitate working from home. This purpose built office from Dunster House includes power, lighting, heating and fibre optic broadband. At over twelve square meters, the office can comfortably accommodate two full-sized desks if required.

OUT AND ABOUT

Rayleigh is a thriving market town renowned for its many pubs, cafes and restaurants, all of which are within walking distance of the property. Transport links from Rayleigh are excellent too, with direct rail routes to Stratford and Liverpool Street stations as well as Southend City Airport which is a mere ten minute rail journey away.

The property lies within three minutes of the A127 dual carriageway giving easy access to Southend-on-Sea to the east, and the M25, Lakeside shopping centre and London to the west.

COUNCIL TAX BAND F

ROCHFORD DISTRICT COUNCIL

