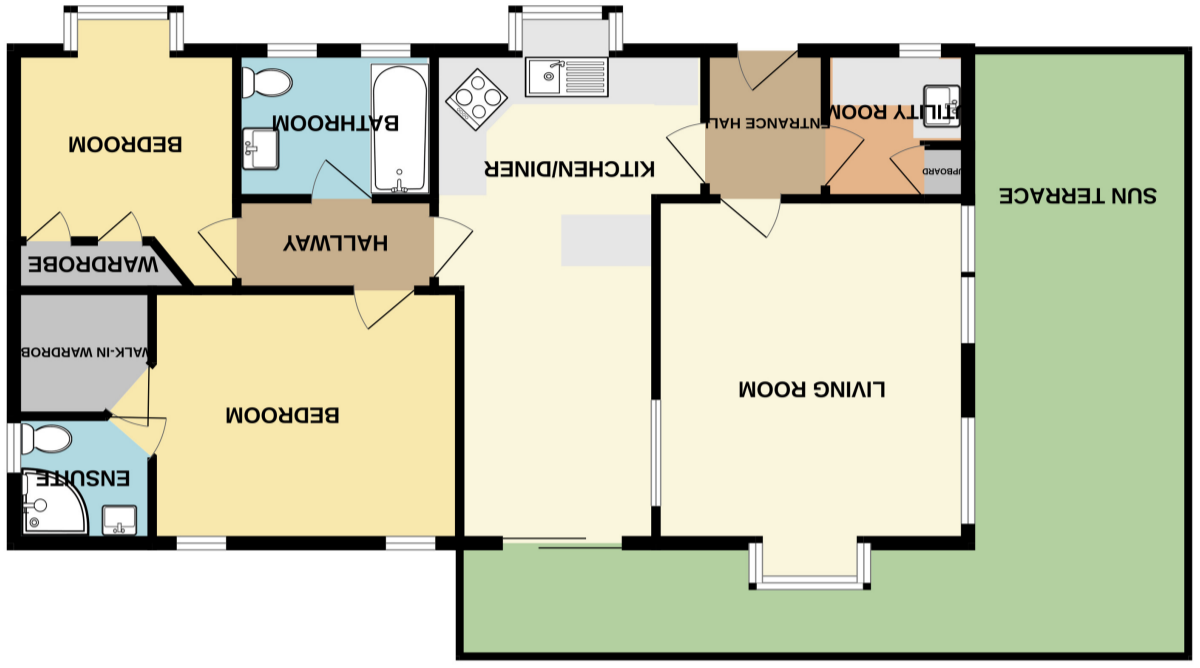


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 826 sq.ft. (76.7 sq.m.) approx.  
Made with Metropix ©2024



PARK HOME ACCOMMODATION  
826 sq.ft. (76.7 sq.m.) approx.





#### FRONTAGE

Accessed via Private roadway to a block paved driveway for 2 vehicles with pathway extending to front entrance door.

#### ENTRANCE DOOR

Comprising of UPVC double glazed units with obscure glass glazed inserts with matching side windows. Opening to hallway.

#### HALLWAY

6' 3" x 5' 0" (1.91m x 1.52m) Sloping ceiling with inset spotlighting. Wall mounted panelled radiator. Contemporary wood laminate flooring laid throughout extending through to utility room.

#### UTILITY ROOM

6' 3" x 5' 10" (1.91m x 1.78m) Double glazed window to front aspect. Internal (recently installed) shutter blinds. Sloping ceiling with inset spotlighting and ceiling vented extractor. Wall mounted and base level gloss utility units incorporating integral washing machine and integral tumble dryer. Stainless steel sink unit with mixer tap. Wall mounted panelled radiator. Concealed wall mounted combi boiler inset to storage cupboard. Wood laminate flooring from hallway.

#### LIVING ROOM

14' 4" x 13' 0" (4.37m x 3.96m) Pitched ceiling with inset spotlighting. UPVC double glazed Bay window to rear aspect. Feature full height double glazed UPVC windows into ceiling apex with feature fitted shutter blinds. Wall mounted double banked panelled radiator. Wall mounted air conditioning unit. Carpet laid throughout. Door from hallway to kitchen dining.

#### KITCHEN DINING

11' 3" x 9' 5" (3.43m x 2.87m)  
 Kitchen comprises of a range of wall mounted and base level gloss kitchen cabinet & drawer units. Quartz worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap over. UPVC double glazed Bay window. Two ring electric hob with stainless steel extractor hood over. Integral oven & grill. Integral fridge/freezer. Additional under counter integral freezer. Wood laminate flooring laid throughout. Feature centered room divide glass display cabinet unit. Additional granite worktop with integral storage beneath.  
 DINING AREA MEASURES : 9'7" x 8'6" UPVC double glazed sliding patio door to terrace. Inset spotlights to sloping ceiling. Feature high level borrowed light glass window into living room. Wall mounted double banked panelled radiator. Carpet laid throughout. Access to additional storage at the centre room divide. Door through to internal hallway.

#### INTERNAL HALLWAY

Coved ceiling with inset spotlighting and mains wired smoke alarm. Pull down loft hatch. Wall mounted digital central heating thermostat.



#### CONTEMPORARY BATHROOM

8' 2" x 6' 4" (2.49m x 1.93m) Ceiling with inset spotlighting and ceiling extractor vent. Two obscure glass UPVC double glazed windows to side aspect. Feature contrasting wall tiles. Tiled bath surround incorporating a panelled bath with glass shower screen and electric shower over. Remainder of suite comprises of dual mechanism push flush WC. Wash basin with mixer tap inset to a feature Walnut gloss design vanity unit. Chrome heated towel rail. Wood laminate flooring throughout. Additional wall mounted panelled radiator.

#### BEDROOM TWO

8' 2" PLUS DOOR RECESS x 9' 4" NARROWING TO FITTED WARDROBES TO 7'5". UPVC double glazed Bay window to side aspect. Coved ceiling with inset spotlighting. Wall mounted air conditioning unit. Wall mounted panelled radiator. Built in fitted wardrobes. Carpet laid throughout.

#### BEDROOM ONE

9' 4" x MAXIMUM DEPTH OF 13' 7" NARROWING TO 11'7". Twin UPVC double glazed windows to rear aspect with internal feature fitted shutter blinds. Coved ceiling with inset spotlighting. Wall mounted double banked panelled radiator. Carpet laid throughout. Doors through to ensuite and walk in wardrobe.

#### ENSUITE SHOWER ROOM

5' 3" x 5' 9" (1.60m x 1.75m) Obscure glass UPVC double glazed window to side aspect. Coved ceiling with inset spotlights and ceiling vented extractor. Wall mounted panelled radiator. Wood effect vinyl flooring. Suite comprises of a corner walk in shower cubicle with glass shower screen opening doors. Thermostatic mixer shower inset. Dual mechanism push flush WC. Wash basin with mixer tap inset to vanity storage unit.

#### WALK IN WARDROBE

5' 11" x 3' 9" (1.80m x 1.14m) Coved ceiling with ceiling spotlights. Fitted wardrobe and storage areas comprising of hanging rails and shelves and fitted drawer units. Carpet laid throughout.

#### SUN TERRACE

Accessed from the dining room is a composite raised terrace which extends to the main decking area over-looking farm land. There are also steps down to a small lawn area with access to garden shed.

#### COUNCIL TAX BAND B

ROCHFORD DISTRICT COUNCIL

#### ADDITIONAL INFO

MAINS WATER AND DRAINAGE.  
 CALOR GAS - SEVERED BY 2 X EXTERNAL GAS CANNISTERS.  
 FEES APPROX £390PCM INCLUSIVE OF WATER RATES.  
 SITE OWNER: MONTE CARLO PARKS.

