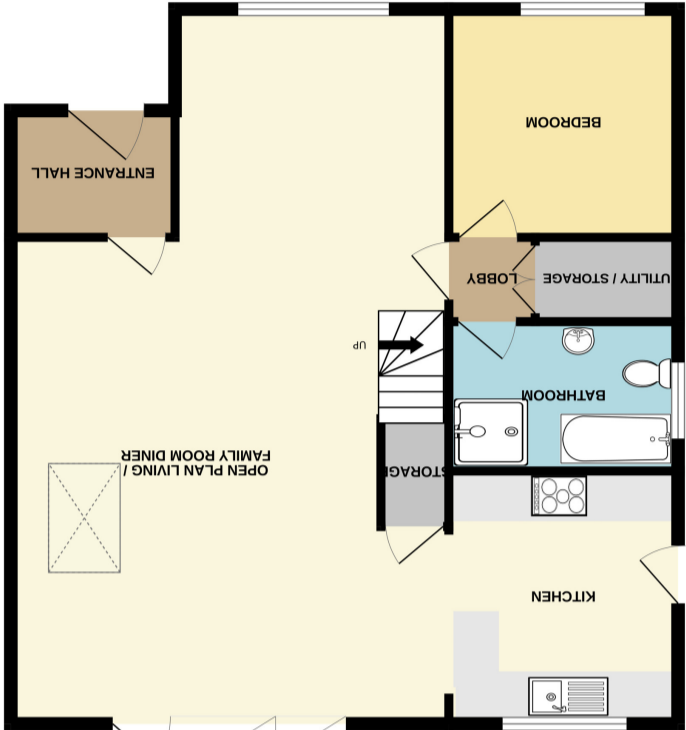
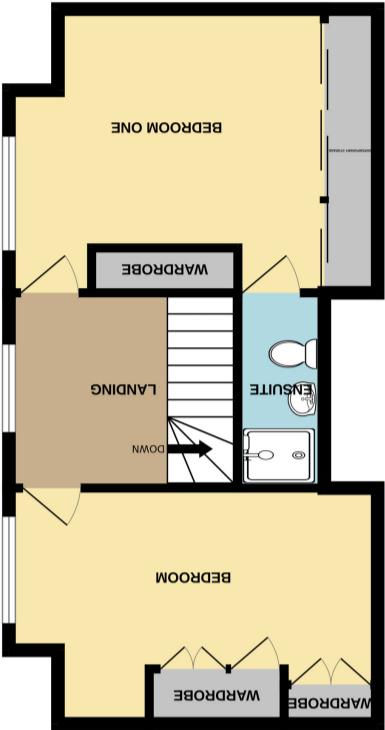


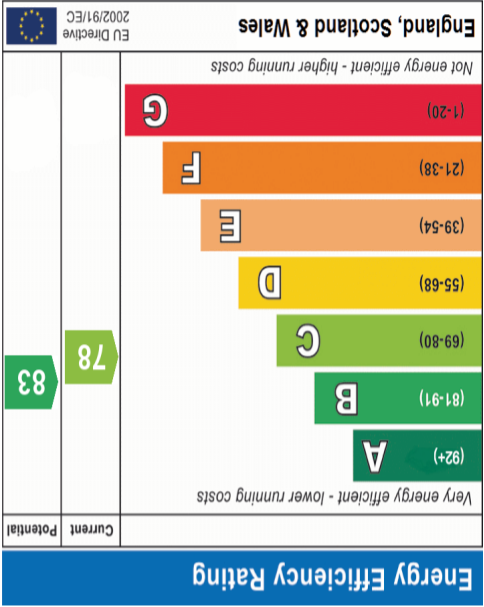
Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1321 sq.ft. (122.7 sq.m.) approx.  
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1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.





**PROPERTY FRONTAGE**

Highly attractive frontage boasting: Multi-Vehicle Driveway; Paved Path; Timber Panels to Side Boundaries; Gated Access to Rear.

**ENTRANCE HALL**

6' 1" x 5' 6" (1.85m x 1.68m)

**LIVING/DINING**

32' 1" x 19' 0" (9.78m x 5.79m) narrows to 11' 11" to dining area. Adorned with Wood Flooring Throughout; Feature Log-Burner; Radiator; Ceiling Light Fitting; Streamlined Built-in-Drawers; Sky Light. Designated Dining Area: Double Glazed Window to Front; Radiator; Ceiling Light Fitting.

**KITCHEN**

10' 2" x 9' 6" (3.10m x 2.90m) Newly Installed Kitchen Featuring Integrated Appliances to Include: Microwave Combi-Oven; Oven complete with Warming Drawer; 5-Ring Gas Hob; Dishwasher; Wine Cooler; Quality Worktops with Streamlined Sink and Drainer; Mixer Tap; Walk-in Pantry. Plenty of Units to include Pull-Out-Pantry; Drawers to include Deep Pan Drawers. Double Glazed Window to Rear; Tiled Walls.

**HALL**

3' 9" x 3' 9" (1.14m x 1.14m)

**UTILITY**

6' 0" x 3' 8" (1.83m x 1.12m)

**GROUND FLOOR BEDROOM (Bed 3)**

9' 11" x 9' 11" (3.02m x 3.02m) Lovely light and bright room to front aspect, with: Double Glazed Window to Front; Ceiling Light Fitting; Carpeted Flooring; Radiator.

**BATHROOM**

9' 6" x 6' 4" (2.90m x 1.93m) Stylish Four-Piece Suite, Comprisingof: Single-Ended Square Bath; Hot/Cold Tap with Handheld Shower Attachment; Corner Shower Cubicle with Double Sliding Doors; Wall-Mounted Shower Head; Mixer Tap to Wall-Mounted Half Pedestal Basin; Wall-Mounted Mirror with Above Lighting; Wall-Mounted Towel Radiator; Tiles to Walls and Flooring; Ceiling Light Fitting; Double Glazed Window.



**FIRST FLOOR HALLWAY**

9' 11" x 8' 5" (3.02m x 2.57m) Carpeted Staircase with Glass Balustrade Panels; Radiator; Ceiling Light Fitting; Double Glazed Window; Doors to Bedrooms One and Two.

**BEDROOM ONE**

14' 2" x 12' 2" (4.32m x 3.71m) Stunning Double Bedroom with: Fitted Robes and Matching Sliding Doors to Eaves Storage; Carpeted Flooring; Ceiling Light Fitting; Radiator; Double Glazed Window.

**EN-SUITE**

8' 3" x 3' 9" (2.51m x 1.14m) Modern Three Peice Suite Comprising of: Glass Panel to Walk-in Shower; Wall-Mounted Shower Head; WC; Vanity Basin; Mixer-Tap; Wall-Mounted Towel Radiator; Velux Window; Tiles to Walls and Flooring.

**BEDROOM TWO**

16' 0" x 10' 2" (4.88m x 3.10m) Stunning and Spacious Double Bedroom with: Carpeted Flooring; Built-in-Robes and Matching Dresser; Storage to Eaves; Ceiling Light Fitting; Radiator; Double Glazed Window.

**REAR GARDEN**

Your very own beautiful, peaceful, tranquil oasis! South facing garden with: Large Patio Entertaining Area; Low-Maintenance Lawn; Timber Summer House; Fully Fenced Boundaries.

**ADDITIONAL INFORMATION**

Boiler Installed May 2025  
Downstairs Extension and Renovations 2022  
Driveway 2024 - Honeycombed Flooring Under Pebbles for Additional Support

Council Tax Band D  
Rochford Council

