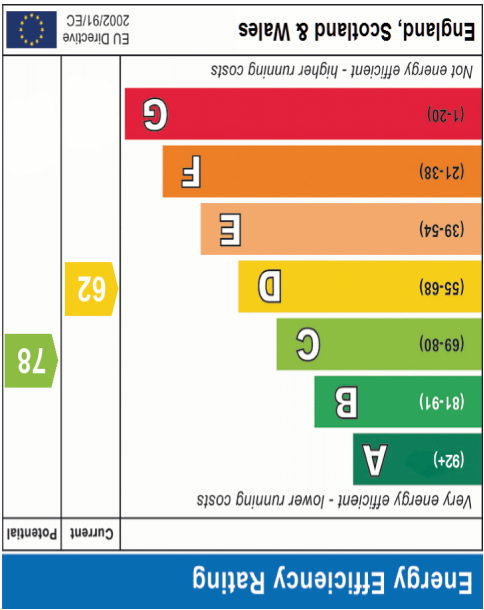


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 999 sq ft (92.9 sq m.) approx.
Made with MetreX 2025





FRONTAGE

Approached via a private road to a block paved driveway for approximately two vehicles. Entrance door via canopy storm porch. Composite UPVC entrance door with obscure square glazed inserts and double glazed lead light windows to both sides into entrance hall.

ENTRANCE HALL

12' 9" x 6' 0" (3.89m x 1.83m) maximum. Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Luxury vinyl tiled flooring throughout. Understairs storage cupboard with stairs rising to first floor. Door through to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

4' 0" x 2' 6" (1.22m x 0.76m) UPVC double glazed window to side aspect. Smooth plastered ceiling sloping to under the stairs. Inset spotlight. Wall mounted extractor vent. Suite comprises of a concealed cistern flush WC and corner wash basin with mixer tap. Continuation of luxury vinyl tiled flooring from hallway.

LOUNGE/DINING

25' 4" into front Bay - reducing to x 22' 2" (7.72m x 6.76m) x 11'. UPVC double glazed window to Bay front. Smooth plastered coved ceiling throughout. Two wall mounted panelled radiators, one to the living area and one to the dining area. UPVC double glazed sliding patio doors opening to garden. Two ceiling light points. Feature ornamental fireplace and wood laminate flooring laid throughout.

KITCHEN

17' 9" x 8' 3" (5.41m x 2.51m) maximum - narrowing to 6'. UPVC double glazed window to side aspect and corresponding UPVC double glazed door with window opening to garden. Smooth plastered ceiling, part coved, with spotlighting. Kitchen comprises of a range of modern white kitchen cabinet units and drawers with feature quartz worktops incorporating a sink unit with mixer tap & drainer and a four ring Bosch induction hob with stainless steel extractor over. Quartz splashbacks. Bosch integral oven and Bosch integral oven & grill. Integrated fridge/freezer and integrated washing machine. Built in utility cupboard via double opening doors with plumbing and space for two appliances. Wall mounted concealed 'Ideal logic' combi boiler. Luxury vinyl tiled flooring laid throughout. Door opening through to rear extension.

EXTENTION

11' 11" x 10' 6" (3.63m x 3.20m) Steps down from entrance. UPVC double glazed sliding patio doors opening to garden with corresponding UPVC double glazed window to side. Smooth plastered coved ceiling. Wall mounted panelled radiator. Wood laminate flooring laid throughout.



FIRST FLOOR LANDING

Via quarter return staircase to landing. Loft hatch with loft ladder fitted. Smooth plastered coved ceiling with ceiling light point. UPVC obscure double glazed window with lead light fan opening to side aspect. Doors to all rooms.

BEDROOM ONE

13' 3" x 9' 0" (4.04m x 2.74m) plus door recess of 2'1". UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

BEDROOM TWO

11' 9" x 10' 11" (3.58m x 3.33m) into built in wardrobes. UPVC double glazed windows to rear aspect overlooking garden. Smooth plastered coved ceiling with ceiling light point. Wall mounted vertical contemporary radiator with chrome finish. Built in original airing cupboard. Wood laminate flooring laid throughout.

BEDROOM THREE

6' 0" x 8' 0" (1.83m x 2.44m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

FAMILY BATHROOM

8' 3" x 5' 11" (2.51m x 1.80m) narrowing to 4'9". Obscure UPVC double glazed window to rear. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor. Fully tiled ceramic walls with inlaid mosaic border and contrasting floor tiles. Suite comprises of a panelled bath with enlarged shower area with thermostatic mixer shower over with rainfall shower head and additional hose. Bath mixer tap. Push flush WC and pedestal wash basin with mixer tap. Chrome heated towel rail. Built in high level storage cupboard.

GARDEN APPROX 100FT

Commences with a crazy paved patio area with step down to lawn. Gated side access to front driveway. Outside tap. Timber fenced boundaries.

ROCHFORD DISTRICT COUNCIL

COUNCIL TAX BAND D