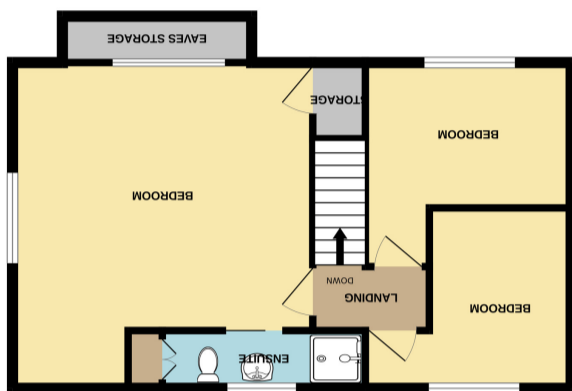


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	53
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	



TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.
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FRONTAGE

Approached via a drop kerb from road to a block paved driveway. Corresponding block paved steps leading to composite front door with lead light double glazed feature inserts and corresponding side panel into pitched roof entrance porch.

EXTENDED ENTRANCE PORCH

5' 4" x 6' 10" (1.63m x 2.08m) Ceiling light point, smooth plastered ceiling. Feature tiled flooring throughout with double opening Oak internal doors with glass inserts into entrance hall.

ENTRANCE HALL

14' 2" x 5' 8" (4.32m x 1.73m) Solid Oak flooring throughout. Carpeted staircase rising to first floor. Wall mounted panelled radiator. Ceiling light point. Built in understairs storage cupboard.

LIVING ROOM

14' 0" x 10' 10" (4.27m x 3.30m) UPVC lead light double glazed window to front aspect. Textured ceiling with ceiling light point. Two wall mounted light points. Feature contemporary vertical radiator. Solid Oak flooring laid throughout. Open fireplace inset to an ornate fireplace surround and slate hearth. Opens through to dining area:

DINING AREA

10' 10" x 9' 8" (3.30m x 2.95m) Double glazed sliding patio door opening to garden. Textured ceiling with ceiling light point. Wall mounted double banked panelled radiator. Continuation of Oak flooring from living room area. Internal Oak door with glazed inserts opening through to kitchen.

KITCHEN BREAKFAST ROOM

18' 7" x 8' 1" (5.66m x 2.46m) UPVC double glazed door and UPVC double glazed lead light window overlooking garden. Smooth plastered ceiling with ceiling light point. Mains wired smoke alarm. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers. Feature double glass display cabinet. Breakfast bar area inset to a quartz worktop. Incorporating a ceramic sink with mixer tap over. Space for a freestanding Gas cooker, stainless steel fitted extractor hood over. Space & plumbing for washing machine, space for free standing fridge/freezer. Wall mounted double banked panelled radiator. Integral dishwasher. Quarry tiled flooring laid throughout.

GROUND FLOOR EXTENDED BATHROOM

12' 7" x 6' 6" (3.84m x 1.98m) Smooth plastered ceiling with four individual spotlights, additional ceiling light point. Four piece bathroom suite comprises a free standing rolled edge bath, walk in shower cubicle with thermostatic mixer shower inset with travertine tiling. Extractor/spotlight over. Dual mechanism push flush WC, pedestal wash basin. Chrome heated wall mounted towel rails x 2. UPVC obscure lead light double glazed window to side aspect. Under floor heating. Porcelain tiled flooring laid throughout.



GROUND FLOOR BEDROOM/OFFICE/PLAYROOM

12' 7" x 9' 8" (3.84m x 2.95m) UPVC lead light double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Solid Oak flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted staircase with timber handrail. Smooth plastered ceiling with ceiling light point.

MAIN BEDROOM

15' 6" x 14' 0" (4.72m x 4.27m) Dual aspect UPVC lead light double glazed windows to front and side aspects. Smooth plastered ceiling with ceiling light point. Access to loft space. Eaves storage cupboard to front aspect, built in additional storage cupboard. Wall mounted double banked panelled radiator. Carpet laid throughout. Feature pocket door opening through to ensuite shower room:

ENSUITE

10' 8" x 3' 0" (3.25m x 0.91m) Obscure UPVC double glazed lead light window to rear aspect. Smooth plastered ceiling, inset spotlighting. Built in cupboard via louvre doors, providing access to combi boiler. Suite comprises of a walk in shower enclosure with feature tiling and thermostatic mixer shower inset, rainfall shower head and additional shower hose. Suspended wash basin with mixer tap, push flush WC. Chrome heated towel rail. Porcelain tiled flooring throughout.

BEDROOM TWO

10' 10" x 7' 10" Plus door recess (3.30m x 2.39m) UPVC lead light double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

10' 11" narrows 7' 6" (3.33m x 2.29m) x 9'5". UPVC lead light double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

TIERED REAR GARDEN

Commences with a quarry tiled area with side steps to sandstone steps. Two tiered lawn areas with brick retaining wall, additional sandstone patio to the top of the garden and a feature raised flower bed planter. Timber fenced boundaries. Access to summerhouse with attached shed/storage room.

SUMMERHOUSE

Via double glazed opening doors. Power & lighting connected throughout plus external lighting

COUNCIL TAX BAND D

Rochford District Council

