

FOR SALE

£495,000 Freehold



32 Willow Avenue Essex, KIRBY CROSS. CO13 0PS

- Attached Annexe
- 4 Bedroom detached house
- En Suite To Master Bedroom
- Double Glazing
- 1/4 Of An Acre Plot
- Conservatory
- Workshop Garage
- Spacious Lounge
- Ample parking
- Great Location



PROPERTY DESCRIPTION

Four Bedroom DETACHED FAMILY HOME WITH Attached annex located in an extremely convenient location with easy access to all amenities. The property has ample parking plus a detached workshop garage with driveway leading it located to the rear of the property.

Internally the property has a ground floor kitchen/breakfast room, dining room, spacious lounge, cloakroom internal door to rear separate lobby leading to the annex

First floor 4 bedrooms master with En-suite, a viewing is essential.



ROOM DESCRIPTIONS

GROUND FLOOR

Accommodation Comprises

Front entrance door to Reception porch, double glazed window to side, stairs to First floor, open access to main central hallway.

CLOAK ROOM

Comprising low level WC and Wash hand basin. Double glazed window to rear aspect.

LOUNGE

15'10 x 13'9 Double hallway doors to a light spacious room. French doors to rear garden, double glazed window to front, fireplace with surround and hearth, laminate flooring, radiator.

DINING ROOM

11'5 x 10'2 Double glazed window to front, chimney breast, square arch into Kitchen/Breakfast room, laminate flooring, radiator.

KITCHEN

11'6 x 11'5 Range of base, drawer and matching eye level units, wood work surface inset stainless steel one and half bowl sink and drainer unit. Built in oven with gas hob and extractor over, breakfast bar with cupboards under, cupboard housing boiler. Double glazed window to side, vinyl flooring, ceiling spot lighting.

REAR ENTRANCE HALL

5 x 6'9 Double glazed side entrance door, double door cupboard housing washing machine and tumble dryer, door to Annexe.

ANNEXE

13'9 x 17'6 Main room with Lounge and sleeping area. Patio doors leading to Conservatory, radiator.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle. Double glazed window to side.

CONSERVATORY

9'2 x 8'9 Double glazed French doors to rear garden.

FIRST FLOOR

BEDROOM ONE

13'9 x 15'11 Double glazed windows to front and rear aspects, door leading to En-suite, a light and airy room, radiator.

EN-SUITE

Comprising low level WC, wash hand basin and shower cubicle. Velux window, radiator.

BEDROOM TWO

11'6 x 10'5 Double glazed window to rear, built in cupboards, radiator.

Bathroom

Window to rear, suit comprising of low level WC, Wash hand basin, bath with shower

BEDROOM THREE

11'6 x 10'5 Double glazed window to front, radiator.

BEDROOM FOUR

8 x 6'10 Double glazed window to front.

EXTERIOR

GARDENS

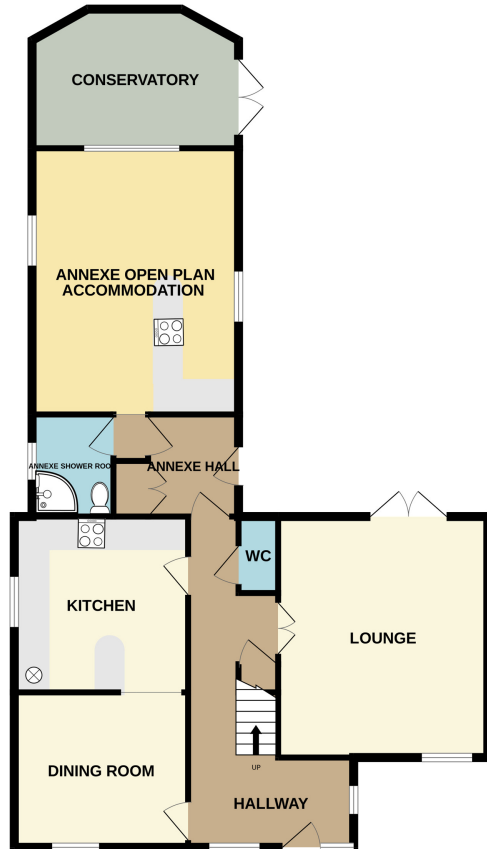
Brick wall to the front, driveway to side of property leads to rear to a detached double sized workshop/garage and rear garden. Patio with mature tree borders, summer house and shed. Parking to the front.



FLOORPLAN



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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