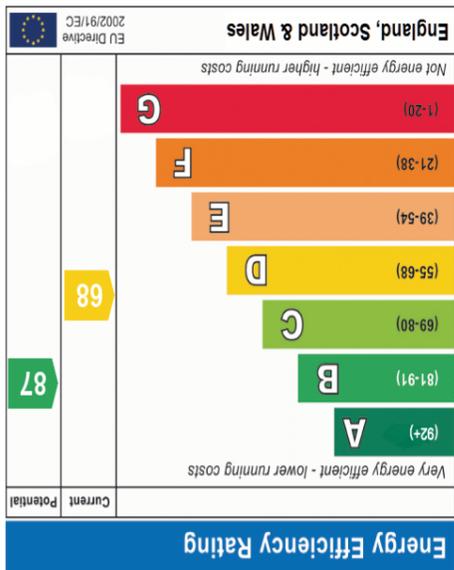


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 727 sq. ft. (67.5 sq.m.) approx.
Made with Mapbox ©2026





ENTRANCE PORCH

6' 1" x 4' 10" (1.85m x 1.47m) Via composite double glazed entrance door with corresponding side panel window. Smooth plastered ceiling with inset spotlight and contemporary porcelain tiled flooring throughout. Built in storage/meter cupboard, housing gas & electric meters and electricity fuse board. Inner door through to living room.

LIVING ROOM

14' 7" x 14' 3" (4.45m x 4.34m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Fireplace with fitted log burner and stone hearth. Wood laminate flooring laid throughout. Double doors with multi panel glazing opening through to contemporary kitchen/diner.



KITCHEN DINER

14' 7" x 9' 10" (4.45m x 3.00m) UPVC double glazed window to rear and corresponding double glazed patio doors. Smooth plastered coved ceiling with inset spotlighting and two additional over sink down lighters and under unit lighting. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers with monobloc style rolled edge worktops and contemporary bevelled style ceramic splashbacks. Worktop incorporating a ceramic one and a half bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and integral electric fan assisted oven beneath. Integral slimline dishwasher, space & plumbing for washing machine and space for free standing fridge freezer. Built in under stairs storage cupboard. Wall mounted concealed combi boiler. Wall mounted panelled radiator.



FIRST FLOOR LANDING

Via carpeted staircase with timber balustrade. Smooth plastered ceiling with access to loft and ceiling light point.

BEDROOM ONE

13' 5" x 8' 5" (4.09m x 2.57m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Built in wardrobes and carpeted throughout.

BEDROOM TWO

9' 3" x 8' 2" (2.82m x 2.49m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

10' 9" narrows to 7' 5" x 6' 0" (3.28m x 1.83m) UPVC double glazed window to front aspect. Smooth plastered ceiling. Built in over stairs storage cupboard/wardrobe. Wall mounted panelled radiator. Carpet laid throughout.

CONTEMPORARY BATHROOM SUITE

6' 2" x 6' 1" (1.88m x 1.85m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Full porcelain tiled flooring and walls. Suite comprises a panelled bath with enlarged shower area with thermostatic mixer shower over, with rainfall shower head and additional hand held hose. Bath mixer taps and glass shower screen. Wash basin with mixer taps inset to gloss vanity storage unit. Push flush WC. Chrome heated towel rail.

WESTERLY FACING GARDEN

Commences with a sandstone patio. Raised lawn area with railway sleeper edging and additional sandstone pathway leading to outbuilding. Hard standing to rear with double gates access via rear access road. Timber fenced boundaries to all aspects. Outside tap.

COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

