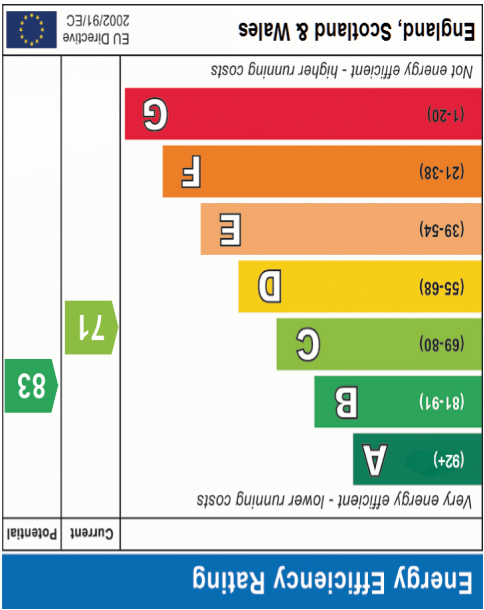


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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





FRONTAGE

The property is approached from the Road via a dropped kerb to a recently laid block paved driveway for three vehicles.

SPACIOUS ENTRANCE HALL

Accessed via UPVC double glazed front door with double glazed leaded light obscured window panels inset. Additional UPVC double glazed obscured window panels to either side of door. Carpet to flooring. Power points. Radiator. Wall lights. Telephone point. Ample under stairs storage area. Two deep built in storage cupboards both with overhead storage compartments. 'Glow-Worm' digital temperature control panel. Stairs to first floor accommodation. Doors to ground floor accommodation:-

DOWNSTAIRS MODERN SHOWER ROOM

Modern three piece white suite comprising of a low level WC with concealed cistern and flush mechanism. Vanity hand wash basin with stainless steel mixer taps and vanity cupboards under. Tiled splash backs. Walk in large shower enclosure accessed via a glass screen sliding door. Wall mounted electric shower. Chrome heated towel rail. Vinyl flooring. Part tiled walls. Extractor fan. Smooth plastered ceiling. UPVC double glazed obscured window to side aspect.

LIVING ROOM

18' 11" x 10' 10" (5.77m x 3.30m) UPVC double glazed windows to front aspect. Recently laid carpet to flooring. Coved ceiling. Ample wall lights. Large radiator. Power points. Aerial point. Double doors opening up to separate lounge/diner.

EXTENDED DINING ROOM

20' 7" x 10' 9" (6.27m x 3.28m) Accessed via both sitting room and kitchen:- UPVC double glazed windows to rear aspect. Additional UPVC double glazed double doors with window panels to either side opening up to rear garden. Carpet to flooring. Two radiators. Power points. Coved ceiling. Aerial point. Ample space for large dining table & chairs. Additional space for living furniture. Sliding door leading through to kitchen area.

KITCHEN/BREAKFAST ROOM

10' 11" x 10' 4" (3.33m x 3.15m) (MAX) A range of fitted units to eye & base level. Eye level units come with under lighting. Roll top wood effect work surface. Integrated one and a half bowl stainless steel sink & drainer unit with stainless steel mixer taps. Integrated Bosh electric oven with a 'Bosch' four ring electric hob above. Extractor hood over with lighting. Space & plumbing for fridge and washing machine. Part tiled walls. Power points. Smooth plastered ceiling with inset LED spotlights. Breakfast bar with seating under. Vinyl flooring. Radiator. UPVC double glazed windows to rear aspect over looking rear garden. Additional UPVC double glazed door to side opening up to side access.

STAIRS TO FIRST FLOOR LANDING

Carpet to flooring. Power points. Built in airing cupboard housing wall mounted 'Glow-Worm' combination boiler. Plenty of additional storage. Loft access leading up to a fully insulated loft. Doors to accommodation:-

BEDROOM ONE

12' 11" x 10' 11" (3.94m x 3.33m) UPVC double glazed windows to front aspect. Radiator. Carpet to flooring. Power points. Bedside wall lights. Built in wardrobes accessed via double doors. Ample space for double bed and plenty of storage area around.

BEDROOM TWO

12' 2" x 7' 10" (3.71m x 2.39m) UPVC double glazed windows to rear aspect. Radiator. Carpet to flooring. Power points. Ample space for double bed and plenty of storage area around.

BEDROOM THREE

12' 11" x 7' 2" (3.94m x 2.18m) UPVC double glazed window to front aspect. Radiator. Carpet to flooring. Power points. Built in wardrobe accessed via double doors.

BEDROOM FOUR

9' 0" x 8' 0" (2.74m x 2.44m) UPVC double glazed windows to rear aspect. Radiator. Carpet to flooring. Power points.

RECENTLY RENOVATED FAMILY BATHROOM

UPVC double glazed obscured window to rear aspect. Three piece white suite comprising of a close coupled WC with dual flush mechanism. Wash basin with stainless steel mixer tap inset to vanity storage units. Panel enclosed bath with stainless steel mixer tap and shower attachment. Contemporary complimentary wall tiles. Chrome heated towel rail. Stone effect vinyl flooring.

WESTERLY FACING LOW MAINTENANCE REAR GARDEN

Very attractive and beautifully maintained rear garden. Measuring 40' x 30'. Commencing with a stunning Indian sandstone paved patio area, perfect for alfresco dining, entertaining and BBQ's. Leading down to a large lawn area with attractive well maintained mature shrub and flower borders finished with shingle/stone. Summer house to remain (recently fitted roof covering). Fencing to boundaries. Outside tap. Side access to one side leading down to timber gate to front of property. To the other side there is access to the garage.

INTEGRAL GARAGE

18' 4" x 8' 0" (5.59m x 2.44m) (MAX) Accessed via up & over door to front. UPVC double glazed door to rear. Concrete base. Power & light. Power points. Fuse board. Electric & Gas meters. Plenty of space for additional kitchen appliances. Could easy accommodate a small sized vehicle. But currently used for storage.

COUNCIL TAX BAND E

ROCHFORD DISTRICT COUNCIL

