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TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.  
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**FRONTAGE**

Approached via a drop kerb with off street parking for two vehicles, leading down to garage. Large front lawn garden with an array of established shrubs, trees and bushes, into neatly shaped flower and shrub borders.

**ENTRANCE**

5' 10" x 5' 9" (1.78m x 1.75m) To built in cloaks cupboard. Coved ceiling with ceiling light point. Inner opening door through to lounge diner.

**LOUNGE/DINER**

17' 2" narrowing to 10' 10" x 17'1". UPVC double glazed Bay window to front aspect. Coved ceiling with ceiling light point and three wall mounted light points. Wall mounted central heating thermostat. Feature centred moulded fireplace with marble hearth. Carpet laid throughout with open tread staircase rising to first floor. Inner multi glazed panelled door through to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM**

12' 8" x 10' 9" (3.86m x 3.28m) Double glazed sliding patio door opening to garden. Coved ceiling with inset LED spotlighting. Built in cupboard housing central heating system. Kitchen comprises a range of wall mounted and base level kitchen cabinet units & drawers, with rolled edge stone effect worktops incorporating a four ring induction hob, stainless steel sink unit with mixer tap & drainer, integral fan assisted Hotpoint oven, space & plumbing for washing machine and dishwasher. Under unit space for free standing fridge. Wood effect vinyl flooring laid throughout. Inner door through to lobby.

**LOBBY**

4' 0" x 3' 1" (1.22m x 0.94m) UPVC double glazed obscure glass door to side aspect. Continuation of wood effect vinyl flooring from kitchen. Door through to ground floor cloakroom.

**DOWNSTAIRS WC**

5' 4" x 4' 0" (1.63m x 1.22m) Obscure UPVC double glazed window to rear aspect. Coved ceiling with ceiling with ceiling light point. Full ceramic tiled walls and flooring throughout. Suite comprise a push mechanism flush WC and pedestal wash basin with mixer tap.

**FIRST FLOOR LANDING**

11' 0" x 6' 10" (3.35m x 2.08m) MAX. Via open tread carpeted staircase. UPVC double glazed window to side aspect. Access to loft via pull down loft hatch. Ceiling light point. Doors to all rooms:

**BEDROOM ONE**

14' 5" x 8' 10" (4.39m x 2.69m) Plus door recess. UPVC double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Built in wardrobes and overhead bed surround. Additional built in wardrobes and access to airing cupboard and hot water cylinder. Carpet laid throughout.

**BEDROOM TWO**

10' 0" x 9' 2" (3.05m x 2.79m) Coved ceiling with ceiling light point. UPVC double glazed window to rear aspect. Built in wardrobes. Corner vanity unit wash basin. Carpet laid throughout.

**BEDROOM THREE**

10' 6" x 8' 0" (3.20m x 2.44m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Built in over stairs storage cupboard. Carpet laid throughout.

**BATHROOM**

6' 10" x 9' 9" (2.08m x 1.75m) Obscure UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Full ceramic tiled walls and flooring throughout. Suite comprises of a panelled bath with mixer tap over and Aqualisa digital shower above. Chrome heated towel rail. Concealed cistern push flush WC and wash basin inset to vanity storage with mixer tap,

**REAR GARDEN APPROX 85FT**

Beautifully designed garden commences with a paved patio area, side gate to front driveway. Side / courtesy door to garage. The garden has a wide array of mature shrubs, trees and flowering plants inset to bordering beds. The garden / plot is the largest in the Road due to a previous plot purchase from a neighbouring property. Timber fenced boundaries and external water tap.

**GARAGE**

Up and over door from front. Courtesy door from garden. Power and lighting connected throughout.

**COUNCIL TAX BAND D**

ROCHFORD DISTRICT COUNCIL.

