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#### ENTRANCE

5' 9" x 4' 5" (1.75m x 1.35m) Via UPVC double glazed composite entrance door with obscure lead light inserts and corresponding side panel. Smooth plastered coved ceiling with ceiling light point. Carpet laid throughout. Door to WC and double internal doors to inner hallway.

#### GROUND FLOOR WC / UTILITY

7' 8" x 2' 9" (2.34m x 0.84m) Obscure UPVC double glazed window to front aspect. Smooth plastered coved ceiling with inset spot lighting. Pedestal wash basin with mixer tap and push flush close-coupled WC. Space & plumbing for washing machine. Wall mounted panelled radiator. Vinyl flooring throughout.

#### INNER HALLWAY

11' 9" narrowing to 9' 9" x 7' 7". Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in under stairs storage cupboard housing fuse board and utility meters. Carpeted return staircase rising to first floor. Wood laminate flooring laid throughout. Doors to living room, dining room and kitchen.

#### DINING ROOM

14' 1" x 9' 11" (4.29m x 3.02m) UPVC double glazed window to front aspect with built in fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Dual access from inner hallway and living room.

#### LIVING ROOM

13' 7" x 9' 10" (4.14m x 3.00m) UPVC double glazed patio doors opening to garden. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

#### MODERN FITTED KITCHEN

9' 10" x 7' 7" (3.00m x 2.31m) UPVC double glazed door opening to garden with corresponding side panel windows. Smooth plastered ceiling with fluorescent ceiling light. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers in contrasting complimentary colours. Mono-bloc wood effect worktops and tiled splashbacks. Four ring Bosch induction hob inset to worktop with fitted electric fan assisted Bosch oven & grill beneath. Integral Bosch dishwasher. Space for freestanding fridge/freezer. Wood laminate flooring throughout.

#### FIRST FLOOR LANDING

9' 2" x 9' 2" (2.79m x 2.79m) Via carpeted return staircase with timber balustrade and handrail. Wall mounted central heating thermostat. Smooth plastered coved ceiling with mains wired smoke alarm and two ceiling light points. Carpet laid throughout.

#### BATHROOM

7' 7" x 7' 3" (2.31m x 2.21m) Obscure UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with inset spot lighting and ceiling vented extractor. Ceramic tiled walls. Vinyl tiled effect flooring throughout. Suite comprises of a panelled bath with enlarged circular shower area with thermostatic mixer shower over. Glass pivoting shower screen. Close-coupled push flush WC and pedestal wash basin with mixer tap. Heated towel rail. Built in boiler cupboard with shelving, housing a Worcester Bosch combi boiler.



#### BEDROOM FOUR

10' 10" x 7' 8" (3.30m x 2.34m) UPVC double glazed window to front aspect with built in fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring throughout.

#### BEDROOM THREE

13' 8" x 9' 10" (4.17m x 3.00m) UPVC double glazed window to rear aspect with fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM TWO

14' 2" x 9' 10" (4.32m x 3.00m) UPVC double glazed window to front aspect with fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### STAIRS RISING TO MASTER BEDROOM SUITE

Carpeted return staircase. Smooth plastered ceiling with mains wired smoke alarm. Ceiling light point. Velux double glazed skylight window. Timber balustrade handrail. Fire door opening to master bedroom suite.

#### MASTER BEDROOM SUITE

Smooth plastered Apex ceiling with inset spot lighting. UPVC double glazed window to front aspect into front Apex with feature lead light double glazed side window and additional UPVC double glazed window to rear. Two wall mounted panelled radiators. Carpet laid throughout. Eaves storage cupboard. Access to WC.

#### WC

5' 3" x 4' 2" (1.60m x 1.27m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlights. Wall vented extractor. Suite comprises of a push flush close coupled WC. Wash basin inset to vanity storage unit. Tiled flooring throughout.

#### WESTERLY FACING GARDEN

Commences with a split level patio area with contrasting patio slabs and rumbled edge block paving which extends to a feature pathway finished with corresponding block paving. Timber fenced boundaries, lawn area with feature centred Acer tree. Variety of bordering shrubs and feature shaped Holly Tree. Side access to front.

#### BRICK BUILT OUTBUILDING

Door from garden, power and lighting connected throughout.

#### COUNCIL TAX BAND D

Rochford District Council