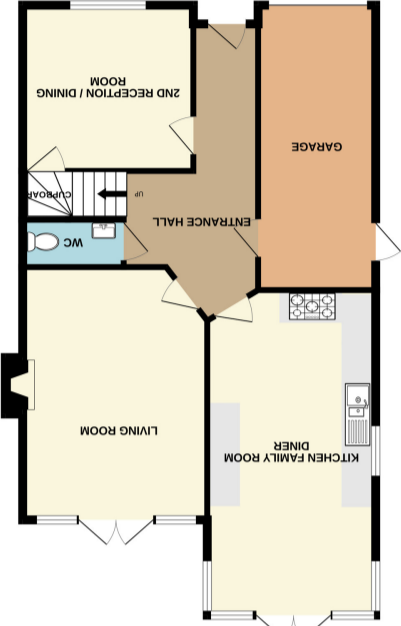
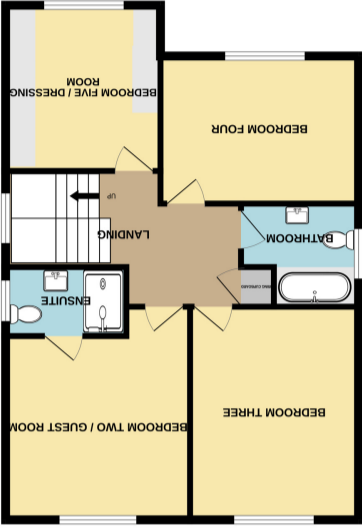
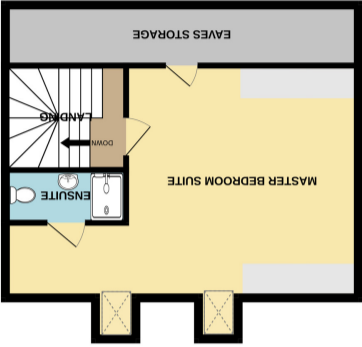
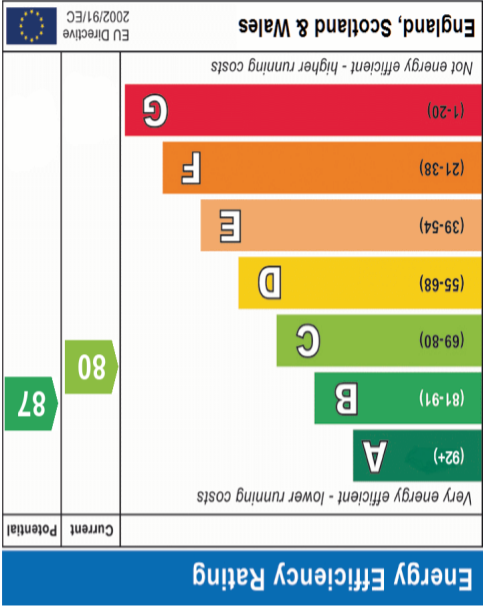


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 2083 sq.ft. (193.6 sq.m.) approx.
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FRONTAGE

Approached via a dropped kerb to a shaped rumbled edge block paved driveway with attractive lawn area and laurel front border. Timber fenced boundaries to neighbouring properties. Side accessways to rear via garden gates.

ENTRANCE HALL

18' 8" x 6' 10" NARROWING TO 3'9". Via a composite UPVC entrance door with feature lead light double glazed inserts into entrance hall. Smooth plastered coved ceiling with inset spotlighting and mains wired ceiling mounted smoke alarm. Wall mounted intruder alarm panel. Wall mounted central heating thermostat. Wall mounted panelled radiator inset to contemporary radiator cover. Staircase rising to first floor. Travertine flooring laid throughout. Inner solid Oak fire door through to garage. Door to ground floor WC.

FRONT RECEPTION ROOM

11' 1" x 11' 0" (3.38m x 3.35m) UPVC double glazed window to front aspect. Feature fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in understairs large storage cupboard via solid Oak internal door. Carpet laid throughout.

LIVING ROOM

17' 1" x 12' 4" (5.21m x 3.76m) UPVC double glazed patio doors opening to garden. Smooth plastered coved ceiling. Ceiling mounted light point and mains wired smoke alarm. Wall mounted double banked radiator. Feature Limestone inset fireplace. Solid Oak flooring laid throughout.

KITCHEN FAMILY ROOM DINER

21' 7" x 11' 1" (6.58m x 3.38m) Smooth plastered coved ceiling with inset spotlighting. Feature centred downlighter for dining area. UPVC double glazed patio doors with corresponding windows inset to feature pitched roof, bay overlooking garden. Wall mounted panelled radiator to the dining end. Kitchen comprises of a range of wall mounted & base level gloss kitchen cabinet and drawer units. Granite worktops incorporating a stainless steel sink unit with mixer tap. Space for free standing Gas cooker with stainless steel splashback. Stainless steel extractor hood over. UPVC double glazed window to side aspect to kitchen area with feature fitted shutter blinds. Integral appliances include : integral dishwasher, integral microwave, integral washing machine. Adjacent to kitchen worktops is a feature corresponding kitchen storage unit with space inset for American style fridge/freezer. Continuation of travertine floor tiles throughout from the hallway.

GROUND FLOOR WC

5' 2" x 3' 0" (1.57m x 0.91m) Smooth plastered coved ceiling with inset spotlight. Wall mounted extractor vent. Wall mounted panelled radiator. Suite comprises of contemporary push flush mechanism WC. Wash basin with mixer taps inset to wood grain effect vanity unit. Tiled flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted return staircase with UPVC double glazed window to side aspect with feature fitted shutter blinds. Contemporary glass and Oak handrail/balustrade. Smooth plastered coved ceiling with ceiling light point. Mains wired smoke alarm. Wall mounted central heating thermostat. Built in airing cupboard with high pressure heating system/water tank.

BEDROOM TWO / GUEST ROOM

12' 4" x 14' 2" NARROWING TO 12'11". UPVC double glazed window to rear aspect with feature fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Recently laid carpet throughout. Internal door opening to ensuite shower room.

EN-SUITE SHOWER ROOM

7' 11" x 4' 6" (2.41m x 1.37m) Obscure UPVC double glazed window to side aspect. Smooth plastered coved ceiling with inset spotlighting. Wall mounted extractor vent. Suite comprises of large shower cubicle with thermostatic mixer shower inset. Ceramic tiled walls throughout. Pedestal wash basin with mixer taps. Dual mechanism push flush WC. Wall mounted chrome heated towel rail. Travertine floor tiles.

BEDROOM THREE

14' 2" x 11' 3" (4.32m x 3.43m) UPVC double glazed window to rear aspect with feature fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Recently laid carpet throughout.

BEDROOM FOUR

13' 2" x 9' 9" (4.01m x 2.97m) UPVC double glazed window to front aspect with feature fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Recently laid carpet throughout.

BEDROOM FIVE

11' 0" x 10' 3" (3.35m x 3.12m) INTO WARDROBES. CURRENTLY BEING USED AS A DRESSING ROOM. UPVC double glazed window to front aspect with feature fitted shutter blinds. Smooth plastered coved ceiling with ceiling light point. Fitted gloss finished mirror fronted wardrobes with corresponding dressing table incorporating drawer units. Feature gloss shelving with inset spotlighting above. Wall mounted panelled radiator. Recently laid carpet throughout.

1ST FLOOR BATHROOM

6' 10" x 7' 8" NARROWING TO 5' 6". Recently fitted bathroom. Obscure UPVC double glazed window to side aspect with feature fitted shutter blinds. Smooth plastered coved ceiling with inset spotlighting. Ceiling mounted extractor vent. Suite comprises of a panelled bath with mixer tap over and hand held shower attachment. Dual mechanism push flush WC. Wash basin with mixer tap inset to contemporary vanity storage unit. Chrome heated towel rail. Porcelain tiled walls and flooring throughout.

TOP FLOOR BEDROOM SUITE

23' 11" MAXIMUM - NARROWING TO 14' 9" x 15'11" PLUS DORMA RECESSES. Via carpeted return staircase. Continued with feature Oak handrail and glass balustrade. Oak firedoor from landing to Master bedroom. Twin double glazed Velux windows with fitted internal blinds. Smooth plastered ceiling with access to loft via pull down loft hatch. Built in eaves storage cupboards. Two wall mounted panelled radiator. Feature fitted bedroom furniture units incorporating wardrobes and shelving with matching drawer units. Carpet laid throughout. Door through to ensuite shower room.

EN-SUITE SHOWER ROOM

8' 8" x 3' 6" (2.64m x 1.07m) Recently installed ensuite shower room. Contemporary porcelain tiled walls and flooring. Suite comprises of a double walk in shower via glass sliding shower screen door. Thermostatic mixer shower inset. Dual mechanism push flush WC. Wash basin with mixer tap over inset to high gloss vanity storage unit. Feature Victorian style heated towel rail/radiator combination. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor vent.

RECENTLY LANDSCAPED WESTERLY FACING GARDEN

West facing garden. Commences with feature Rumpled stone patio area, extending round to both side access ways. Recently landscaped with feature porcelain external patio slabs with a main lawn area. Flower bed & shrub borders. Timber fenced boundaries to all aspects. Gated side access to front.

INTEGRAL GARAGE

18' 10" x 7' 10" (5.74m x 2.39m) Power & lighting throughout. Wall mounted central heating boiler. UPVC double glazed obscure glass door to side passage leading to front driveway and garden. Up & over door to front. Wall mounted Electricity fuseboard. Wall mounted mains tap.

COUNCIL TAX BAND G

ROCHFORD DISTRICT COUNCIL

