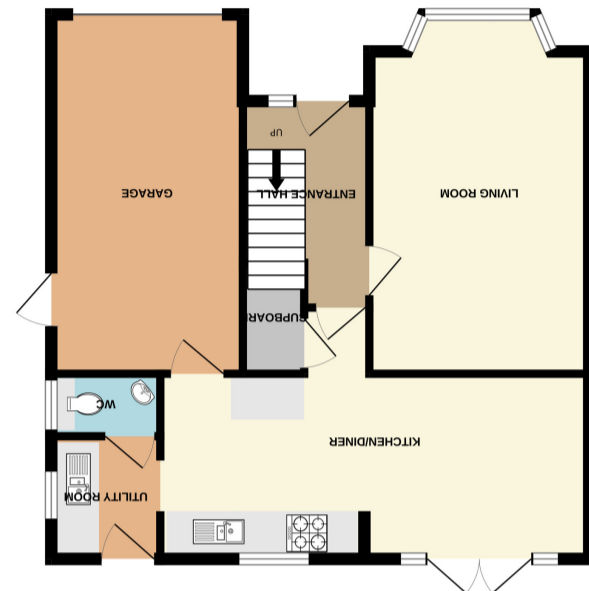
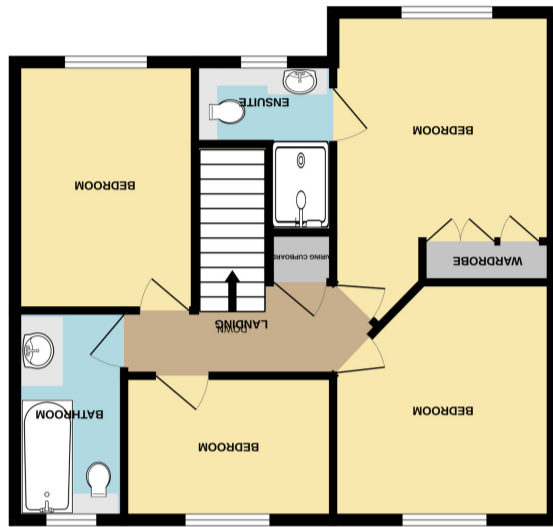


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
72	84



TOTAL FLOOR AREA: 1202 sq.ft. (111.7 sq.m.) approx.  
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#### ENTRANCE

Via composite entrance door with obscure double glazed inserts and matching side panel into hallway.

#### HALLWAY

9' 9" x 6' 0" (2.97m x 1.83m) Smooth plastered coved ceiling with ceiling mounted light point and smoke alarm. Wall mounted central heating thermostat and wall mounted modern fitted electricity fusebox. Wall mounted alarm control panel. Double banked panelled radiator. Oak flooring laid throughout. Doors to living room and kitchen/family room/diner.

#### LIVING ROOM

17' 0" into bay - narrowing to 15' 3" x 10' 5". UPVC double glazed bay window to front aspect. Smooth plastered coved ceiling with ceiling light point. Two wall mounted uplighters. Two wall mounted double banked panelled radiators. Oak flooring laid throughout.

#### KITCHEN/FAMILY ROOM/DINER

20' 4" x 8' 9" plus door recess. Kitchen area comprises of a UPVC double glazed window overlooking rear garden. Smooth plastered ceiling with inset spotlighting. Range of wall mounted and base level gloss kitchen cabinet and drawers units. Rolled edge worktop incorporating a one and a half bowl graphite sink with mixer tap and drainer. Four ring gas hob and stainless steel extractor. Integral fan assisted oven, integral microwave and integral undercounter fridge. Wall mounted double banked panelled radiator. Porcelain tiled flooring throughout extending through to the dining area. Large built in under-stairs storage cupboard. Inner fire door to garage. Dining area with double glazed patio doors opening to garden. Smooth plastered ceiling with ceiling light point.

#### UTILITY ROOM

5' 10" x 5' 2" (1.78m x 1.57m) UPVC double glazed window to side aspect and corresponding door opening to garden. Smooth plastered ceiling with individual inset spotlight. Wall mounted combi boiler. Sink unit inset top rolled edged worktop, matching the kitchen sink. Integral dishwasher and integral washing machine. Continuation of porcelain tiled flooring from the kitchen. Door to ground floor WC.

#### GROUND FLOOR WC

5' 2" x 2' 8" (1.57m x 0.81m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Close coupled WC and corner suspended sink unit. Wall mounted panelled radiator. Porcelain tiled flooring from utility room.

#### FIRST FLOOR LANDING

Via carpeted staircase with timber balustrade. Smooth plastered ceiling with ceiling light point and smoke alarm. Access to loft. Built in airing cupboard. Carpeted throughout.



#### MAIN BEDROOM

13' 8" into wardrobes x 10' 5" (4.17m x 3.17m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout. Door to ensuite

#### EN-SUITE

7' 11" into shower cubicle - narrowing to 4' 0" x 6' 4" Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlights and extractor. Walk in shower cubicle with thermostatic mixer shower inset. Concealed cistern WC. Wash basin inset to vanity storage unit. Wall mounted panelled radiator. Tiled flooring throughout.

#### BEDROOM TWO

11' 8" x 8' 6" (3.56m x 2.59m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

11' 0" x 10' 3" (3.35m x 3.12m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout.

#### BEDROOM FOUR

9' 11" x 6' 10" (3.02m x 2.08m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### THREE PIECE BATHROOM

8' 10" x 5' 2" (2.69m x 1.57m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting and extractor. Suite comprises of a panelled bath with mixer tap with shower attachment and separate electric shower above. Concealed cistern WC. Wash basin with mixer tap inset to vanity storage unit. Ceramic tiles to sanitary areas. Heated towel rail. Vinyl tile effect flooring throughout.

#### INTEGRAL GARAGE

With internal access from Kitchen. Up and over door from front. Courtesy side door from garden. Power and lighting connected.

#### GARDEN

Partially walled boundary with the remainder timber fenced. Side access gate to front. Outside water tap. Established conifer trees and singular silver birch with a variety of other bordering shrubs. Centred lawn area.

#### COUNCIL TAX BAND E

Rochford District Council

