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ENTRANCE

Via open aspect storm porch with external light point. UPVC double glazed entrance door with obscure double glazed insert into hallway.

HALLWAY

Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Marble effect porcelain tiled flooring laid throughout. Oak internal doors to all rooms.

OPEN PLAN KITCHEN/LIVING ROOM

34' 11" x 12' 0" narrows to 9' 11" to kitchen (10.64m x 3.66m) UPVC lead light Bay window to front aspect. Smooth plastered ceiling throughout, with two ceiling light points to lounge diner. Opening through to the kitchen area. UPVC double glazed lead light window to side aspect. Marble effect porcelain tiled flooring laid throughout. Wall mounted double banked radiators x 3. Under-stairs storage cupboard. Carpeted staircase rising to first floor. Square opening through to open plan kitchen. UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Contemporary fitted kitchen with quartz worktops, incorporating a one and a half bowl sink unit with mixer tap. Five ring gas hob with glass splashback and stainless steel feature extractor over. Integral dishwasher, integral fridge/freezer, and integral oven & grill combination. Built in storage cupboard housing gas meter, electricity meter & fuse board. Concealed wall mounted combi boiler. UPVC double glazed door through to utility room.

UTILITY ROOM

10' 9" x 4' 9" (3.28m x 1.45m) Smooth plastered ceiling with ceiling light point. UPVC double glazed window to rear and corresponding door opening to garden. Wall mounted panelled radiator, tile effect flooring throughout. Space & plumbing for washing and tumble dryer. Fitted worktop with under unit high gloss cabinets.

GROUND FLOOR BATHROOM

Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted extractor vent. Suite comprises of a panelled bath with pivoting glass shower screen, mixer tap and shower attachment. Pedestal wash basin with mixer tap and push flush WC. Wall mounted chrome towel rail. Continuation of marble effect porcelain tiled flooring from hallway.

GROUND FLOOR BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m) UPVC double glazed lead light window to front aspect. Smooth plastered ceiling with ceiling light point. Fitted bedroom furniture incorporating flank wall wardrobes and overhead bed surround with shelving and dual bedside compartments. Wall mounted double banked panelled radiator. Carpet laid throughout.

GROUND FLOOR BEDROOM TWO

11' 1" x 10' 11" (3.38m x 3.33m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe, fitted desk area with wall mounted shelving. Carpet laid throughout.

FIRST FLOOR LANDING

Via carpeted half return staircase. Smooth plastered ceiling with ceiling light point. Carpet laid throughout. Built in eaves storage cupboard.

WC

UPVC obscure double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point with motion sensor. Suite comprises of a push flush WC and wash basin with mixer tap, tiled splashback and vanity storage beneath. Wood grain effect vinyl flooring.

SEPERATE SHOWER ROOM

Comprises of a walk in shower with thermostatic mixer shower, overhead internal spotlights and extractor vent. Wash basin with mixer taps inset to gloss vanity storage unit. Chrome heated towel rail. Inset wall mounted shelving. Wood grain effect vinyl flooring.

REAR BEDROOM

11' 1" x 10' 11" (3.38m x 3.33m) MAX INTO WARDROBES UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted shelving/hanging space/clothes rails. Carpet laid throughout.

FRONT BEDROOM

10' 10" x 8' 3" (3.30m x 2.51m) MAX INTO WARDROBES UPVC double glazed lead light window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in shelving/hanging rails. Carpet laid throughout.

GARDEN

Commences with sandstone patio area and pathway with the remainder of the garden laid to lawn. Timber fenced boundaries and side access via gate to driveway. Additionally there is a side gate from the garden to the service Road at the side of the property. Timber side shed via double opening doors.

OUTBUILDING / HOME OFFICE

Accessed via a UPVC with corresponding windows. Newly overhauled roof. Insulated, power and lighting throughout.

COUNCIL TAX BAND BAND D

Rochford District Council

