

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
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	56
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
78	





FRONTAGE

Via a dropped kerb from roadway to a driveway and access to garage via up & over door.

ENTRANCE

Via UPVC double glazed entrance porch. UPVC double glazed inner door into entrance hall.

ENTRANCE HALL

13' 4" x 6' 1" (4.06m x 1.85m) Coved ceiling, ceiling light point, wall mounted panelled radiator. Contemporary carpet laid throughout extending to staircase. Timber balustrade staircase with understairs storage cupboards.

GROUND FLOOR WC

4' 7" x 2' 9" (1.40m x 0.84m) UPVC lead light obscure double glazed window to side aspect. Ceramic tiled walls & flooring with modern white suite. Push flush WC, corner wash wash with mixer tap inset to vanity storage unit.

THROUGH LOUNGE/DINER

27' 3" x 10' 7" NARROWING TO 7'4" at dining area.

LOUNGE AREA: UPVC lead light double glazed window to front aspect. Coved ceiling, ceiling light point. Centered Yorkstone fireplace with ornamental electric flame effect fire inset. Original parquet flooring laid throughout extending through to dining area. Wall mounted panelled radiator x 2. UPVC double glazed sliding patio door opening through to Conservatory. Dining area also open to kitchen area.

CONSERVATORY

9' 5" x 8' 8" (2.87m x 2.64m) UPVC double glazed conservatory with poly carbonate roof and door opening to garden. Tiled flooring laid throughout. Wall mounted light point.

KITCHEN

13' 6" x 9' 9" (4.11m x 2.97m) Dual access from entrance hall and dining area. UPVC double glazed window to rear aspect, corresponding side door providing access to garden. Continuation of coved ceiling from dining area with integral spotlighting. Kitchen comprises of a range of hard wood kitchen cabinet drawer units & display cabinets. Ceramic tiled walls. Ceramic one and a half bowl sink unit inset to work top with mixer tap and drainer. Four ring electric hob, space & plumbing for washing machine, integral split level oven & grill. Space for free standing fridge/freezer. Tiled flooring laid throughout. Understairs storage cupboard.

FIRST FLOOR LANDING

Via carpeted staircase with timber balustrade. UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Access to loft. Built in storage cupboard with shelving inset.



BEDROOM ONE

14' 0" x 10' 0" (4.27m x 3.05m) UPVC double glazed lead light to front aspect. Coved ceiling, ceiling light point. Wall mounted panelled radiator. Built in wardrobes and overhead storage/bed surround. Corresponding drawer units and dressing table. Carpet laid throughout.

BEDROOM TWO

13' 1" x 10' 0" (3.99m x 3.05m) UPVC double glazed window to rear aspect. Ceiling light point. Three sets of built in wardrobes. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

10' 11" max x 6' 11" (3.33m x 2.11m) UPVC lead light double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout.

CONTEMPORARY FITTED SHOWER ROOM

6' 9" x 5' 8" (2.06m x 1.73m) Obscure UPVC double glazed window to rear aspect. Automatic motion sensor spotlighting inset to ceiling. Full ceramic tiled walls with contrasting feature vertical mosaic inset to shower unit. Ceramic tiled flooring. Wall mounted chrome heated towel rail. Suite comprises of a push flush WC, wash basin with mixer tap inset to gloss vanity unit. Double walk-in shower cubicle with thermostatic mixer shower inset.

GARDEN

Southerly facing garden measuring approximately 65'. Commences with a paved patio area and hard standing with two sheds. Side access to front. Remainder of the garden is mainly lawn with tree lined borders, hosting an array of Apple trees. Timber fenced boundaries to all aspects, access to rear of extended garage/workshop.

GARAGE/WORKSHOP

39' 5" x 7' 10" (12.01m x 2.39m) Up & over door from front. Power & lighting connected. Garage has been extended with a lean-to type extension comprising of a sloping poly carbonate corrugated roof. Glazed windows with double glazed door from garden.

COUNCIL TAX BAND D

Rochford district council.