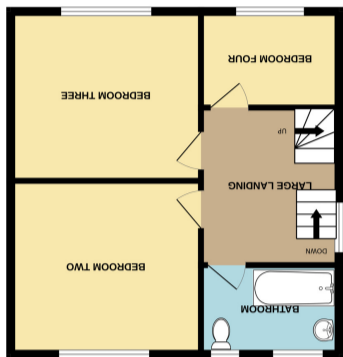


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
	56
	75
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	



TOP FLOOR SUITE  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx.  
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GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.





#### FRONTAGE

The property is approached via a drop kerb to a block paved driveway. Parking for approximately three vehicles.

#### ENTRANCE

Via a recently installed composite entry door with opaque double glazed insert with matching side panel into lobby. Smooth plastered ceiling with individual inset spot light. Opening up to inner hallway.

#### ENTRANCE HALL

11' 7" x 7' 1" (3.53m x 2.16m) Smooth plastered covered ceiling with ceiling light point. Mains wired smoke alarm. Wall mounted panelled radiator. Built in under-stairs, space saving storage drawers/cupboards. Karndean herringbone flooring throughout. Carpeted staircase rises to first floor. Doors off to living room and kitchen.

#### L SHAPED LIVING ROOM/DINER

14' 8" x 11' 1" (3.53m x 2.16m) LIVING ROOM AREA: UPVC double glazed Bow window to front aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Feature centered log burner with granite hearth. Twin media storage units either side. Inset alcove shelving. Wood laminate flooring laid throughout extending to the dining area. 11'1" x 10'9" DINING ROOM AREA: Smooth plastered covered ceiling with ceiling light point. Wall mounted panelled radiator. Opening through to playroom.

#### PLAYROOM

10' 1" x 7' 1" (3.07m x 2.16m) Coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. UPVC double glazed window overlooking garden. Double glazed corresponding patio doors to the side. Wood laminate flooring laid throughout.

#### KITCHEN

11' 1" x 10' 9" (3.38m x 3.28m) UPVC double glazed window to rear aspect overlooking garden. Coved ceiling with ceiling light point. Range of wall mounted and base level shaker style kitchen units and drawers. Rolled edge mono bloc style tops. Incorporating a one and a half bowl ceramic sink unit with mixer tap & drainer. Ceramic tiled splashbacks. Four ring Samsung induction hob with stainless steel extractor hood over. Split level Samsung oven/grill beneath. Wall mounted double banked panelled radiator. Space for freestanding fridge and freezer. Space & plumbing for dishwasher. Door opening through to inner hallway.

#### INNER HALLWAY

11' 1" x 2' 7" (3.38m x 0.79m) UPVC double glazed opening door to garden. Ceiling light point. Built in storage cupboard. Wall mounted ceiling heating thermostat. Wood laminate flooring laid throughout.

#### GROUND FLOOR WC

4' 0" x 3' 5" (1.22m x 1.04m) UPVC obscure double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Dual mechanism push flush WC. Suspended washbasin with tiled splashback. Wall mounted panelled radiator. Wood laminate flooring.

#### SHOWER ROOM

7' 2" INTO SHOWER ENCLOSURE - NARROWING TO 4' 6" x 4'. Obscure UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Ceiling mounted extractor. Two individual spotlights inset. Ceramic tiled walls. Built in shower cubicle with electric shower inset. Wall mounted panelled radiator. Washbasin with mixer tap inset to rolled edge top with vanity storage beneath.

#### UTILITY ROOM

7' 1" x 7' 0" (2.16m x 2.13m) Ceiling light point. Pull down loft hatch into roof apex. Wall mounted and base level cabinet units with rolled edged worktop. Incorporating a stainless steel sink unit with mixer tap and drainer. Space & plumbing for washing machine. Space & plumbing for tumble dryer. Wall mounted panelled radiator. Wood laminate flooring laid throughout. UPVC double glazed inner door leading through to storage/garage area.

#### STORE ROOM / OFFICE AREA

8' 0" x 7' 1" (2.44m x 2.16m) Coved ceiling with ceiling light point. UPVC double glazed French doors opening to front with built in blinds. Wood laminate flooring throughout.



#### FIRST FLOOR LANDING

10' 2" x 8' 11" (3.10m x 2.72m) Via carpeted staircase with timber balustrade. UPVC double glazed window to side aspect. Smooth plastered coved ceiling with ceiling light point. Mains wired ceiling mounted smoke alarm. Wall mounted panelled radiator. Carpet laid throughout. Return staircase rising to second floor bedroom suite.

#### FAMILY BATHROOM

8' 10" x 5' 9" (2.69m x 1.75m) Two UPVC obscure glass double glazed windows with fitted blinds to rear aspect. Coved ceiling with ceiling light point. Full ceramic tiled walls. Travertine inlaid border tiles. Wall mounted double banked radiator. Wood laminate flooring throughout. Suite comprises of a panelled bath with mixer tap and shower attachment over. Pivoting glass shower screen. Pedestal wash basin. Dual mechanism push flush WC.

#### BEDROOM TWO

12' 7" x 11' 4" (3.84m x 3.45m) UPVC double glazed window to rear aspect overlooking garden. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

12' 7" x 11' 3" (3.84m x 3.43m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

#### BEDROOM FOUR

8' 10" x 6' 3" (2.72m x 1.91m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### SECOND FLOOR

Via carpeted return staircase with timber balustrade. Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Mains wired smoke alarm. Door through to master bedroom suite.

#### MAIN BEDROOM SUITE

13' 10" x 11' 4" (4.22m x 3.45m) Feature Juliette balcony with glass finish via double opening UPVC double glazed doors. Corresponding double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Opening through to dressing room.

#### DRESSING ROOM

14' 4" x 6' 7" (4.37m x 2.01m) Two double glazed Velux windows with fitted blinds. Smooth plastered sloping ceiling with ceiling light point. Fitted contemporary wardrobe units. Corresponding drawer units. Wall mounted double banked radiator. Continuation of carpet from bedroom.

#### ENSUITE BATHROOM

7' 10" x 6' 3" (2.39m x 1.91m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Ceiling mounted extractor. Contemporary suite comprises of a large panelled bath with mixer tap and thermostatic mixer shower over. Rainfall shower head and additional hand held shower hose. Feature tiled splashback to the bath surround. Contemporary wash basin with mixer tap over. Tiled splashback to gloss vanity storage unit. Dual mechanism push flush WC. Chrome heated towel rail. Porcelain tiled flooring laid throughout.

#### WESTERLY FACING GARDEN APPROX 100FT

Commences with a paved patio with low level brick retaining wall and decking area behind play room. Steps down to artificial lawned play area with railway sleeper edging leading down to lawn area with shrub borders. To the end of the garden is an additional raised play area with artificial lawn finish. Timber fenced boundaries and external water tap.

#### SOLAR ROOF PANELS & SOLAR BATTERY / STORAGE INSTALLED

Solar battery / solar power storage installed, allowing the storage of electricity generated during the day through the roof panels, to then use in the evening or at a later date. Excess electricity can also be sold back to the Grid / Electricity board.

#### COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL

