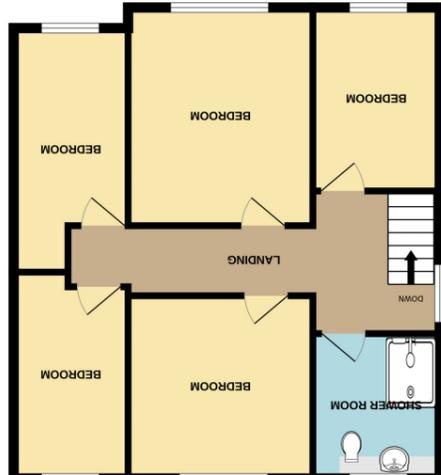
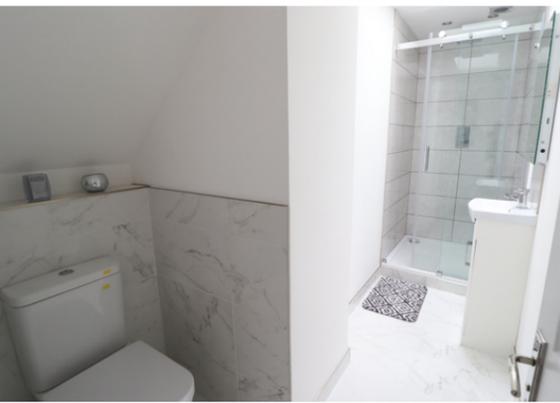


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1731 sq.ft. (160.8 sq.m.) approx. Made with Metropix ©2026





### FRONTAGE

Via newly laid block paved driveway. Recently installed composite entrance door with corresponding double glazed windows to entrance porch.

### ENTRANCE PORCH & HALLWAY

20' 0" x 3' 1" (6.10m x 0.94m) Width of 6' 8" by entrance door. Built-in storage cupboard 2' 9" x 2' 9". Inner fire door opening to Garage.

### DOWNSTAIRS SHOWER ROOM

11' 10" x 5' 9" (3.61m x 1.75m) Narrows to 3' 3" Newly installed suite comprises; double shower with inset wall mounted shower controls and porcelain wall tiles. Wash basin with mixer tap inset to vanity storage unit with marble effect tile splashbacks. Close-coupled push flush WC. Marble effect floor tile throughout. Skylight Velux window and ceiling vented extractor.

### KITCHEN/FAMILY ROOM DINER

36' 0" x 11' 0" (10.97m x 3.35m) Newly installed in 2021. Dual access from both living room and entrance hall.  
**KITCHEN AREA:** Smooth plastered covered ceiling with inset LED spotlights with inset ceiling speakers. Contemporary recently installed kitchen comprising of wall mounted and base level kitchen cabinet & drawer units with quartz effect square edged worktops incorporating five ring induction hob with ceiling vented extractor over breakfast bar/Island. Space & plumbing for free standing American style fridge/freezer, integrated dishwasher and integrated washing machine. One and a half bowl acrylic sink unit with mixer tap & drainer inset to worktop. Integral electric fan assisted oven. UPVC double glazed window to rear with corresponding back door to garden. Porcelain marble effect floor tiles laid throughout.  
**FAMILY DINING AREA:** Continuation of smooth plastered covered ceiling with inset LED spotlights and inset ceiling speakers. Double glazed French doors and corresponding window to garden. Wall mounted panelled radiator x 2. Wood laminate flooring laid throughout. Door through to ground floor study/playroom/bedroom 6.

### LIVING ROOM

17' 7" x 11' 9" (5.36m x 3.58m) Dual access from hallway and kitchen family room diner. Bay window to front aspect with fitted plantation shutters. Smooth plastered covered ceiling throughout with inset spotlighting. Feature wall mounted light points. Centred feature fitted log burner inset to Portuguese sandstone fireplace with granite heath. Wood laminate flooring laid throughout.

### STUDY/PLAY ROOM/BEDROOM 6

13' 0" x 7' 9" (3.96m x 2.36m) UPVC double glazed window to front aspect. Smooth plastered covered ceiling with inset spotlighting. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### FIRST FLOOR LANDING

21' 4" x 6' 7" (6.50m x 2.01m) Narrows to 2' 10" Via carpeted staircase with timber balustrade to landing. UPVC double glazed window to side aspect with fitted plantation shutter blinds. Smooth plastered ceiling with LED inset spotlighting. Access to loft via pull down loft ladder, loft has been boarded and re-insulated and lighting connected. Wood laminate flooring laid throughout.

### BEDROOM ONE

12' 2" x 10' 8" (3.71m x 3.25m) Smooth plastered covered ceiling with ceiling light fan and wall mounted light point. UPVC double glazed window to front with fitted plantation shutter blind. Wall mounted panelled radiator. Wood laminate flooring laid throughout.



### BEDROOM TWO

10' 8" x 10' 3" (3.25m x 3.12m) UPVC double glazed window to rear aspect. Smooth plastered covered ceiling with ceiling light fan, wall mounted light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### BEDROOM THREE

11' 10" x 6' 7" (3.61m x 2.01m) UPVC double glazed window to rear aspect. Smooth plastered covered ceiling with inset LED spotlighting. Wall mounted light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### BEDROOM FOUR

14' 0" x 6' 7" (4.27m x 2.01m) UPVC double glazed window to front aspect with fitted plantation shutter blind. Smooth plastered covered ceiling with inset LED spotlighting. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### BEDROOM FIVE

10' 6" x 7' 3" (3.20m x 2.21m) UPVC double glazed window to front aspect with fitted plantation shutter blind. Smooth plastered covered ceiling with LED spotlighting. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### SHOWER ROOM

8' 4" x 7' 1" (2.54m x 2.16m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset LED spotlighting. Newly fitted shower suite comprises of a double shower enclosure with porcelain wall tiles, with inset wall mounted shower controls. Rainfall shower head inset to ceiling. Ceiling extractor vent. Concealed push flush WC. Wash basin with mixer tap inset to vanity storage combination unit. Chrome heated towel rail. Wood effect laminate flooring laid throughout.

### SOUTH FACING LANDSCAPED REAR GARDEN

Bespoke timber decking design with feature pergola (all recently finished in 2025). With a tropical theme and array of banana trees and other tropical style plants, this garden is tastefully finished to enjoy the Southerly aspect throughout the year. There is external power sockets and lighting with external water point, small low maintenance lawn and a timber built shed. Timber fenced boundaries throughout.

### GARAGE

With newly installed electric roller door from driveway. Inner fire door from hallway. Power and lighting connected throughout with space for data cabinet with CAT 6 enabled wiring.

### COUNCIL TAX BAND D

Rochford District Council