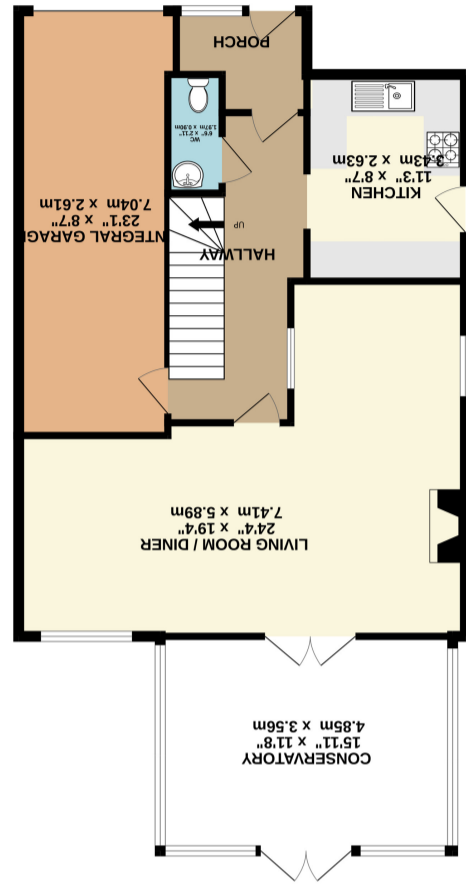
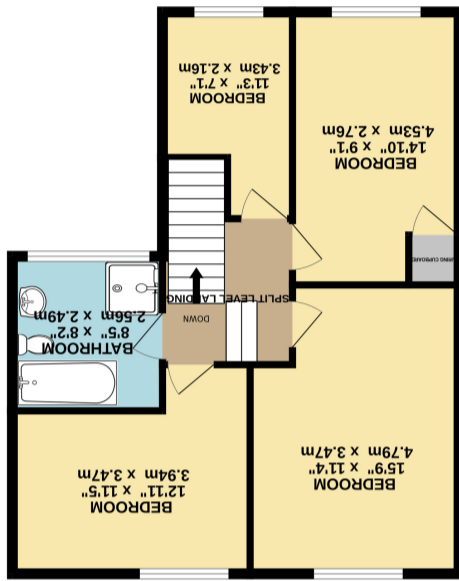


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

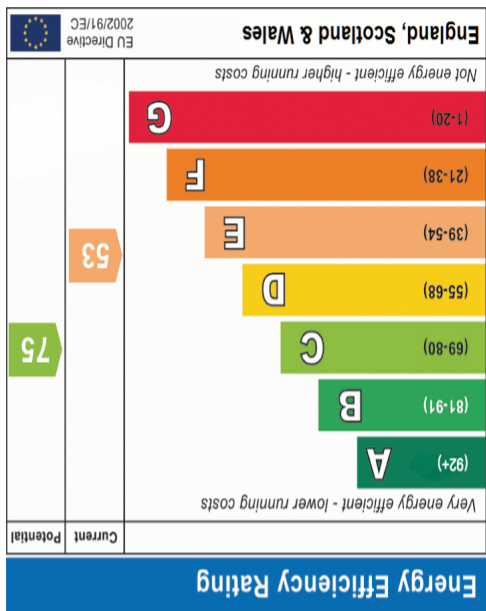
TOTAL FLOOR AREA: 1612 sq. ft. (149.8 sq.m.) approx. Made with Metropix ©2023



GROUND FLOOR 977 sq. ft. (90.8 sq.m.) approx.



1ST FLOOR 635 sq. ft. (59.0 sq.m.) approx.





FRONTAGE

The property is situated on a corner position with a sweep on and off block paved driveway. Via two independent dropped kerbs. Small centred lawn area and access to the property via hard wood effect composite double glazed entrance door with feature obscure glass insert into entrance porch.

ENTRANCE PORCH

7' 5" NARROWING TO 2' 11" (2.26m x 0.89m) x 5'6". Wall mounted light point. Quarry tiled wood flooring. Aluminium double glazed inner door through to hallway.

INNER HALLWAY

16' 11" x 6' 9" (5.16m x 2.06m) Textured & coved ceiling. Wall mounted panelled radiator. Open tread staircase rising to first floor accommodation. Carpet laid throughout. Inner fire door through to integral garage.

GROUND FLOOR WC

6' 4" x 3' 0" (1.93m x 0.91m) Textured ceiling with ceiling light point. Wall mounted extractor vent. Close coupled WC. Corner wash basin. Ceramic tiled walls. Wall mounted double banked panelled radiator. Ceramic tiled flooring.

KITCHEN

8' 8" x 11' 3" (2.64m x 3.43m) UPVC double glazed window to front aspect with corresponding side door opening to side patio area. Textured ceiling with ceiling light point. Full ceramic tiled walls. Ceramic tiled flooring throughout. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers. Rolled edge worktop incorporating a four ring gas hob with pull-out extractor hood over. Stainless steel sink unit with mixer taps and drainer. Space & plumbing for washing machine. Under unit space for free standing fridge. Integral electric fan assisted Neff oven/grill combination. Concealed Potterton boiler and wall mounted heated and hot water control panel.

INTEGRAL GARAGE

20' 3" x 8' 2" (6.17m x 2.49m) NARROWING TO 7'11". Up & over door from front. Two ceiling light points. Wall mounted water tap for hose pipe connection etc. Wall mounted electricity fuseboard and meter. Wall mounted gas meter.

L-SHAPED LOUNGE/DINER

24' 4" NARROWING TO 9' 6" (7.42m x 2.90m) x MAXIMUM DEPTH OF 19'4" NARROWING TO 10'11". UPVC double glazed window to the dining area overlooking rear garden. Textured & coved ceiling. Ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout extending through to the lounge area. Feature centred gas fire place with brass surround and tiled hearth. Continuation of textured and coved ceiling. Additional two ceiling light points. Additional wall mounted panelled radiator. Serving hatch from kitchen. UPVC double glazed high level window to side aspect. UPVC double glazed sliding patio doors to conservatory.



PITCHED ROOF CONSERVATORY

15' 10" x 11' 9" (4.83m x 3.58m) Semi translucent poly-carbonate sloping roof. UPVC double glazed windows with feature lead light fan openers. Two wall mounted light points. Ceramic tiled flooring laid throughout. Double opening patio doors to garden.

FIRST FLOOR SPLIT LEVEL LANDING

6' 9" x 7' 4" (2.06m x 2.24m) PLUS ANOTHER 3'6" INTO STAIRCASE VOID. Via carpeted open tread staircase. Timber balustrade.

FOUR PIECE BATHROOM SUITE

8' 5" x 7' 7" (2.57m x 2.31m) Textured sloping ceiling with ceiling light point and wall mount extractor vent. Suite comprises of a panelled bath with mixer tap and shower attachment over. Push flush close coupled WC. Pedestal wash basin. Separate shower cubicle with thermostatic mixer shower inset. Full ceramic tiled walls. Wall mounted panelled radiator. Ceramic tiled flooring throughout.

BEDROOM ONE

16' 0" x 10' 11" (4.88m x 3.33m) NARROWING TO 8'8". UPVC double glazed window to rear aspect overlooking rear garden. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

14' 8" x 8' 8" (4.47m x 2.64m) UPVC double glazed window to front aspect. Textured coved ceiling with ceiling light point. Access to loft. Built in airing cupboard housing hot water cylinder and shelving. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

12' 11" NARROWING TO 4' 7" (3.94m x 1.40m) UPON ENTRY x 11'6". UPVC double glazed window to rear aspect. Textured coved ceiling with part feature sloping ceiling. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

6' 10" NARROWS 3' 8" (2.08m x 1.12m) x 11'5". High level UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Carpeted throughout.

SOUTH FACING REAR GARDEN - APPROX' 135FT

Commences with a block paved patio from the conservatory. Extending to side aspect. With scope for side extension. Block paved pathway with lawn area to both sides leading down the garden. An array of mature shrub and flower bed borders. Garden subdivided via wire mesh gate through to an additional lawn area. Hard standing containing large summer house/garden shed. Timber fenced boundaries to all aspects. Feature built brick BBQ. Side access via garden gate to front driveway

COUNCIL TAX BAND E

Rochford District Council