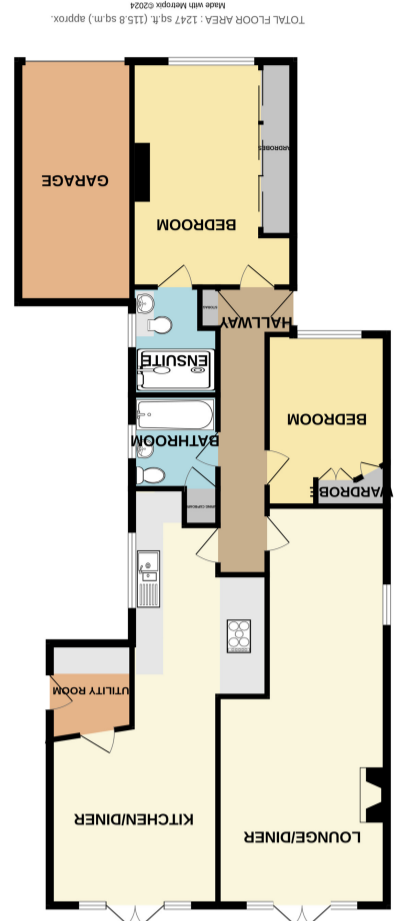


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
83	66
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	



1247 sq ft (115.8 sqm) approx. ACCOMMODATION





FRONTAGE

Approached via a drop kerb from roadway to a block paved driveway with brick front wall with ironmongery inserts. Feature flower bed borders. Timber fenced boundaries. Step up to UPVC composite double glazed entrance door into hallway.

HALLWAY

21' 9" x 3' 0" (6.63m x 0.91m) Smooth plastered coved ceiling with two ceiling light points and pull down loft hatch. Feature picture rails throughout. Wall mounted panelled radiator inset to ornate radiator cover. Wall mounted central heating thermostat. Wood laminate flooring throughout.

EXTENDED LOUNGE DINER

29' 1" x 12' 3" narrowing 8'7". UPVC double glazed patio doors with corresponding side windows opening to garden. Feature lead light obscure glazed picture window to side aspect. Smooth plastered coved ceiling throughout with picture rails. Newly installed log burner inset to brick fireplace with tiled hearth. Wall mounted panelled radiator inset to ornate covers x 2. Carpet laid to living area. Wood laminate flooring to dining area.

EXTENDED KITCHEN DINER

31' 6" x 11' 10" to Dining area - narrowing to 6'1". Kitchen area comprises of UPVC double glazed window to side aspect. Smooth plastered coved ceiling throughout with inset spotlighting, extending through to the dining area. Feature recessed enlarged cooking area with exposed brick with inset extractor and inset spotlighting. Five ring gas hob and two 'Zanussi' electric fan assisted ovens. Remainder of kitchen comprises wall mounted and base level kitchen cabinets, a ceramic one and a half bowl sink unit with mixer tap & drainer inset to work top. Integral dishwasher, space & plumbing for American style fridge/freezer. Two feature vertical contemporary radiators to the kitchen and dining area. Tiled flooring laid throughout. UPVC double glazed patio doors with corresponding side windows opening to garden. Door through to the utility room.

UTILITY ROOM

8' 0" x 5' 4" (2.44m x 1.63m) UPVC obscure double glazed glass door opening to side passage. Smooth plastered ceiling with inset spotlight and ceiling mounted extractor vent. Access to electricity fuseboard and meter. Tiled flooring laid throughout, Space & plumbing for washing machine under worktop with built in cupboards around. Space for additional appliances.

BEDROOM ONE

16' 5" x 10' 10" (5.00m x 3.30m) UPVC lead light double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Picture rails throughout. Built in fitted wardrobes via sliding contemporary wardrobe doors. Wall mounted double banked panelled radiator. Wood laminate flooring throughout. Door to ensuite shower room:

ENSUITE SHOWER ROOM

7' 10" x 6' 1" narrowing to 4'11". Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Wall vented extractor. Wall mounted chrome heated towel rail. Ceramic tiled walls, majority at half height, extending to full height to shower area. Corresponding tiled flooring. Double walk in shower cubicle with glass shower screen, thermostatic mixer shower inset with rainfall shower head, and additional hand held hose. Concealed cistern push flush WC inset to bathroom unit with quartz top incorporating a wash basin with mixer tap. Electric shaver point.

BEDROOM TWO

12' 6" x 8' 7" (3.81m x 2.62m) UPVC double glazed lead light window to front aspect. Smooth plastered ceiling with ceiling light point. Picture rails to all walls. Built in fitted wardrobes. Wall mounted panelled radiator. Carpet throughout.

THREE PIECE BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) Obscure UPVC double glazed lead light window to side aspect. Smooth plastered coved ceiling with ceiling light point. Contemporary suite comprising of a panelled bath with mixer tap with shower attachment. Pedestal wash basin with mixer tap, push flush WC. Travertine wall mounted tiles with feature decorative travertine border, at half height. Ceramic tiled flooring. Built in cupboard housing combi boiler with fitted shelving for towels, linen etc.

GARDEN

APPROX' 70' 0" (21.34m) Landscaped rear garden commences with a block paved patio area which extends around to both sides and rear access to garage. Landscaped well maintained garden with large shaped lawn area and inset flower bed/shrub borders. There is an additional patio area with patio slabs and neat brick bordering. Hardstanding for shed/ summerhouse. Gated and fenced off vegetable patch to far end of garden. Timber fenced boundaries. External tap and external power points. Gated side access to front.

GARAGE

Fitted roller door to front. Power and lighting connected.

COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL

