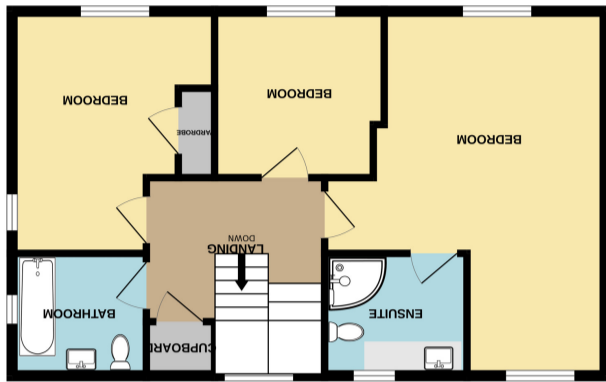


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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)	65
E (39-54)	
F (21-38)	
G (1-20)	79
Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 sq.m.) approx.
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FRONTAGE

Approached via a patio slab pathway to front garden leading to entrance porch, via double opening hard wood doors with lead glazed inserts into entrance porch. Off street parking via shingle driveway leading to garage.

ENTRANCE PORCH

Ceiling light point and quarry tiled flooring. Hardwood inner door with lead light glazed and feature inserts with corresponding side panel windows into entrance hall.

L SHAPED ENTRANCE HALL

Two ceiling light points. Wall mounted panelled radiator. Engineered Oak laid flooring throughout. Return carpeted staircase to first floor. Built in understairs wrap around storage cupboard.

GROUND FLOOR WC

6' 10" x 2' 10" (2.08m x 0.86m) Lead light obscure glazed window to rear aspect. Ceiling light point. Wall mounted panelled radiator. Close coupled WC, suspended wash basin with tiled splashback. Wood effect vinyl flooring throughout.

LIVING ROOM

18' 11" x 11' 7" narrowing to 9'3" upon entry. Lead light glazed window to front and double glazed sliding door opening to conservatory. Two wall mounted double banked panelled radiators. Feature brick built fireplace with inset gas fire. Two wall mounted light points. Engineered Oak flooring laid throughout.

FEATURE BAY FRONTED DINING ROOM

16' 10" x 13' 8" in to Bay window - narrowing to 8'9". Dual access from both parts of the entrance hall. Feature Bay window to front with lead light glazing and additional corresponding window. Two ceiling light points, feature picture and plate rails. Engineered Oak flooring laid throughout. Two wall mounted panelled radiators. Brick fireplace. Door through to kitchen:

KITCHEN

10' 8" x 8' 1" (3.25m x 2.46m) Lead light glazed window to rear aspect overlooking garden. Ceiling light point. Ceramic tiled walls & flooring throughout. Inset space for slimline dishwasher. Wall mounted panelled radiator. Kitchen comprises of a range of wall mounted and base level Oak kitchen cabinet & drawer units. Square edged worktops incorporating a four ring Gas hob with 'Neff' extractor above and integral 'Neff' oven beneath. One and a half bowl sink unit with mixer tap and drainer, space & plumbing for washing machine, additional undercounter space for fridge. Lead light glazed door opening through to conservatory.

CONSERVATORY

24' 7" narrowing to 20' 5" x 10'3". Sloping semi-translucent poly carbonate roof. Conservatory with wall mounted light points and wall mounted double banked radiator. Amtico bamboo effect flooring laid throughout. Double opening doors to garden and additional side door to garden.



FIRST FLOOR LANDING

Via carpeted return staircase with timber balustrade. Built in-airing cupboard. Wall mounted panelled radiator.

BEDROOM ONE

19' 0 x 16' 5 max (5.80m x 5.01m) Dual aspect lead light windows to front and rear aspect. Wall mounted light points. Two wall mounted panelled radiators. Carpeted throughout. Door to en-suite shower room.

EN SUITE SHOWER ROOM

7' 6" x 6' 6" (2.29m x 1.98m) Skylight window to rear aspect. Suite comprises; corner shower cubicle, close coupled WC and wash basin inset to vanity unit. Wall mounted heated towel rail. Ceramic tiled walls. Wood effect vinyl flooring.

BEDROOM TWO

12' 2" x 11' 8" (3.71m x 3.56m) Lead light windows to front and side aspect. Ceiling appliances. Wall mounted panelled radiator. Built in wardrobe. Carpet laid throughout.

BEDROOM THREE

9' 6" x 9' 0" (2.90m x 2.74m) Lead light window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpeted throughout.

BATHROOM

Obscure lead light window to side aspect. Three piece bathroom suite comprises; panelled bath with mixer tap and shower over, close coupled WC and pedestal wash basin. Ceramic tiled walls and wood effect flooring.

WEST FACING GARDEN

Attractive well established West facing garden with sandstone patio area and an array of trees, shrubs and plants. Hard standing for greenhouse. Side access to front. Rear up & over door to pitched roof garage. External light points. Timber fenced boundaries.

PITCHED ROOF GARAGE

Accessed from front via up & over door with rear up & over door to garden. Pitched roof providing additional overhead storage. Power & lighting connected throughout.

COUNCIL TAX BAND F

BASILDON COUNCIL

