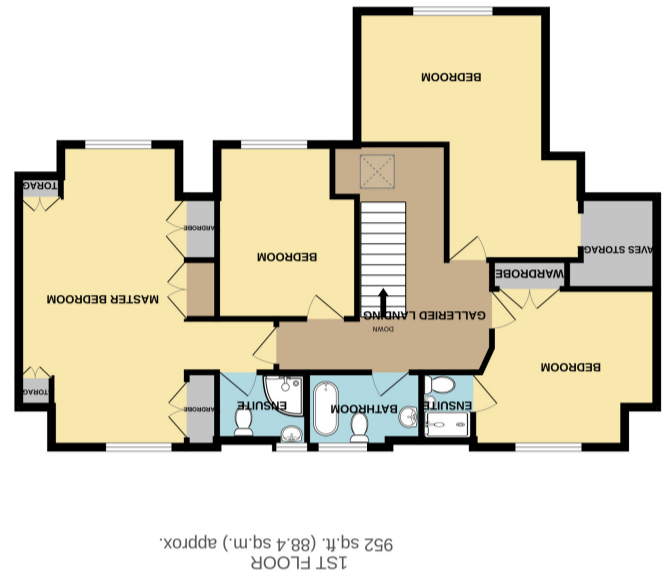


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
	78
	82
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	
EU Directive 2002/91/EC	
England, Scotland & Wales	



TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.
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FRONTAGE

Approached from the road, with a sweep in and out block paved driveway with front retaining brick wall and flower bed. Access to garage and canopy entrance via a composite UPVC entrance door with obscure lead light glazed inserts into open hall reception area.

RECEPTION HALL/ENTERTAINMENT ROOM

20' 4" maximum x 23' 2" maximum (6.20m x 7.06m) Dual aspect UPVC double glazed windows to front and side. Smooth plastered coved ceiling with inset Bluetooth speaker system and a combination of spotlights and ceiling lights. Wall mounted double banked panelled radiators x 2. Restored parquet flooring laid throughout. Staircase rising to galleried landing. Under-stairs entertainment/bar area. Additional Victorian style wall mounted panelled radiator. Door opening through to playroom/snug/ground floor bedroom.

PLAYROOM/SNUG/GROUND FLOOR BEDROOM

11' 1" x 9' 10" (3.38m x 3.00m) UPVC double glazed window overlooking rear garden. Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Carpet laid throughout.

GROUND FLOOR SHOWER ROOM

7' 10" x 7' 2" (2.39m x 2.18m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Built in utility cupboard with space & plumbing for washing machine and tumble dryer. Suite comprises of timber clad walls with feature graphite flat panelled wall mounted radiator. Pedestal wash basin with mixer tap, close coupled push flush WC. Enclosed shower cubicle via glass shower screen opening door, with thermostatic mixer shower inset. Concealed wall mounted combi boiler.

FORMAL LIVING ROOM

16' 6" x 14' 9" (5.03m x 4.50m) With dual access from kitchen/family room and front reception room. UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Restored parquet flooring throughout. Feature centred fireplace with multi fuel log burner inset and granite hearth.

KITCHEN/FAMILY ROOM/DINER

26' 0" x 13' 0" to kitchen area - narrowing to 11'. UPVC double glazed windows and bi-fold patio doors opening to rear garden. Smooth plastered coved ceiling with inset blue tooth media speakers, and spotlighting to kitchen, ceiling light point to dining area. Wall mounted panelled radiator to dining area. Porcelain tiled flooring laid throughout. Kitchen comprises of a range of wall mounted and base level gloss kitchen units with solid Oak worktops incorporating a ceramic one and a half bowl sink unit with mixer tap over. Space for range style cooker with stainless steel extractor hood over finished with glass trim. Space & plumbing for American style fridge/freezer. Integral dishwasher. Feature central island/breakfast bar with corresponding solid Oak top.

FIRST FLOOR GALLERIED LANDING

Via bespoke staircase with bespoke ironmongery spindles and timber balustrade. Smooth plastered coved ceiling with velux double glazed window to front aspect above staircase. Doors off to all rooms.

MASTER BEDROOM

Dual aspect UPVC double glazed windows to front and rear. Smooth plastered ceiling. Wall mounted air conditioning unit, ceiling light point. Array of built in wardrobes. Wall mounted double banked panelled radiator. Carpet laid throughout.



EN-SUITE SHOWER ROOM 1

Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting and extractor. Ceramic feature tiled walls with contrasting inset tiles to shower cubicle with thermostatic mixer shower inset. Porcelain tiled flooring laid throughout. Suspended wash basin with mixer tap inset to vanity unit. Push flush WC. Chrome heated towel rail.

BEDROOM TWO

12' 5" maximum x 11' 8" to fitted wardrobes (3.78m x 3.56m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Built in wardrobes. Wall mounted panelled radiator. Carpet laid throughout. Door through to ensuite shower room.

EN-SUITE SHOWER ROOM 2

4' 10" x 3' 5" (1.47m x 1.04m) Smooth plastered ceiling with inset spotlighting & extractor. Suite comprises of a suspended wash basin with mixer tap, push flush WC. Shower cubicle with tiled walls inset and thermostatic mixer shower. Tiled flooring throughout.

BEDROOM THREE

15' 4" x 12' 10" (4.67m x 3.91m) UPVC double glazed window to front aspect. Smooth plastered ceiling. Wall mounted double banked panelled radiator. Carpet laid throughout.

BEDROOM FOUR

11' 0" x 9' 7" (3.35m x 2.92m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting and extractor. Suite comprises of a free standing bath and waterfall style mixer tap. Push flush WC and pedestal wash basin with waterfall style mixer tap. Ceramic tiled flooring laid throughout. Wall mounted heated towel rail.

LANDSCAPED REAR GARDEN

APPROX' 65FT X 55FT Commences with a natural stone patio pathway with a feature raised glass and rendered finish fish pond. The garden has a large lawn area with sleeper edging and an external garden lamp. The end of the garden serves as an entertaining/BBQ area with sheltered seating area. Timber fenced boundaries throughout and garden shed. Side access to front of the property, external power points and garden tap.

GARAGE

Via up and over garage door. power and lighting connected. Wall mounted EV Charge point.

SOLAR PANELS

The property has had the installation of solar panels and storage batteries.

COUNCIL TAX BAND E

ROCHFORD DISTRICT COUNCIL

