

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, or 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: 1294 sq.ft. (120.2 sq.m.) approx.
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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.





ENTRANCE

Via UPVC double glazed entrance door into hallway.

HALLWAY

20' 2" max x 8' 11" narrowing to 3'6" on entry. Smooth plastered covered ceiling with ceiling light point and ceiling mounted mains wired smoke alarm. Large under-stairs built in storage cupboard. 'Hive' wall mounted central heated thermostat. Wall mounted panelled radiator. Feature tiled flooring laid throughout. Return staircase rising to first floor.

GROUND FLOOR WC

3' 8" x 3' 11" (1.12m x 1.19m) Smooth plastered ceiling with ceiling light point and extractor vent. Wall mounted panelled radiator. Suite comprises of a close coupled W & pedestal wash basin. Ceramic tiled walls at half height and ceramic tiled flooring throughout.

EXTENDED L SHAPED KITCHEN BREAKFAST ROOM

16' 4" narrowing to 10' 0" x 14' 0" (4.98m x 4.27m) Kitchen breakfast room with UPVC double glazed window to rear aspect and double glazed French doors opening to the sunny side garden. Smooth plastered covered ceiling with inset spotlighting throughout Wall mounted double banked panelled radiator. Natural stone flooring laid throughout, extending through to the utility area. Wall mounted and base level Kitchen units comprising of solid Oak with a feature glass display cabinet. Rolled edge worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap. Travertine tiled splashbacks to all aspects. Five ring Gas hob with stainless steel extractor hood over. Integral oven and grill. Feature centred island with storage cabinets and wine storage. Integral fridge/freezer. Integral dishwasher. Utility area has space & plumbing for free standing washing machine. Corresponding travertine tiled splashback to rolled edge worktop. Internal door opening through to garage.

LOUNGE DINER

23' 11" x 11' 7" Narrowing to 8' 8" (7.29m x 3.53m) Lounge area; dual aspect UPVC double glazed windows to front and side. Wall mounted double banked panelled radiator. Carpet laid throughout. Smooth plastered covered ceiling. Ceiling light point to lounge area and to dining area. Dining area; wall mounted panelled radiator inset to a radiator cover. Tiled flooring continuing from the hallway. UPVC double glazed patio doors opening to rear courtyard area. Access to garden shed following round to the main garden.

HOME/OFFICE

9' 10" x 6' 6" (3.00m x 1.98m) UPVC double glazed window to front aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

FIRST FLOOR LANDING

Via a carpeted return staircase. Half landing with feature high level double glazed window to rear aspect enjoying farmland views. Smooth plastered covered ceiling and access to loft. Wall mounted panelled radiator. Built in airing cupboard housing a Baxi combi boiler and fitted out with internal shelving.

BEDROOM ONE

14' 9" x 11' 8" (4.50m x 3.56m) UPVC double glazed window to front aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes via double opening doors with shelving and hanging rail inset. Additional bedroom furniture to remain. Wall mounted panelled radiator. Carpet laid throughout. NB - This bedroom has space and potential for en-suite with easy access to existing plumbing.

BEDROOM TWO

10' 6" x 9' 10" (3.20m x 3.00m) UPVC double glazed window to front aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

10' 5" x 7' 4" (3.17m x 2.24m) Dual aspect UPVC double glazed windows, one to the rear, enjoying farmland views and Rayleigh windmill in the distance, and side window obscure glass. Smooth plastered covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

8' 8" x 6' 1" (2.64m x 1.85m) Plus door recess. UPVC double glazed window to rear aspect. Smooth plastered covered ceiling with ceiling light point. White bathroom suite comprises of a panelled bath with antique style mixer tap with shower attachment over. Thermostatic mixer shower over bath. Pedestal wash basin. Close coupled WC. Contemporary black heated towel rail. Ceramic tiled flooring laid throughout, tiled walls majority half height extending to full surround of the bath / shower area.

SOUTH AND WEST FACING SECLUDED GARDEN

The un-overlooked manageable contained garden, with aspects for the southerly and westerly sunshine. Comprises a paved patio area leading to a lawn with flower bed borders. Timber fenced boundaries and gated access to driveway. To the rear of the property is additional gated access from the main garden to a block paved courtyard area with garden shed. This area is also accessed from the lounge diner via patio doors.

GARAGE

15' 5" x 9' 10" (4.70m x 3.00m) Pitched roof garage with overhead storage above. Access via front of the property with an up & over garage door. Internal access through to kitchen. Wall mounted Electricity fuseboard. Power & lighting throughout.

COUNCIL TAX BAND D

Castle Point Local Authority

