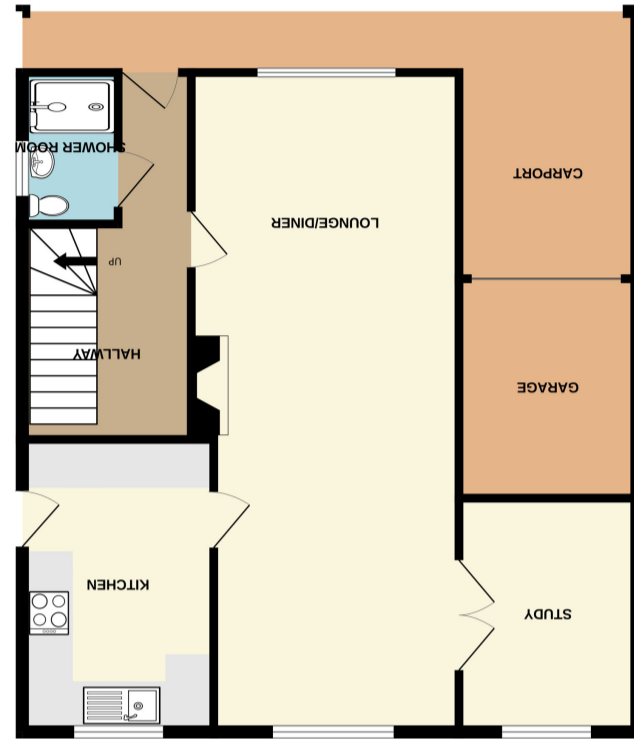
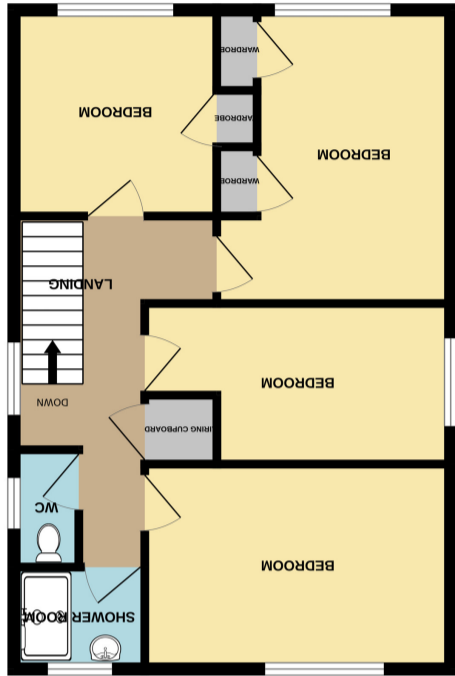
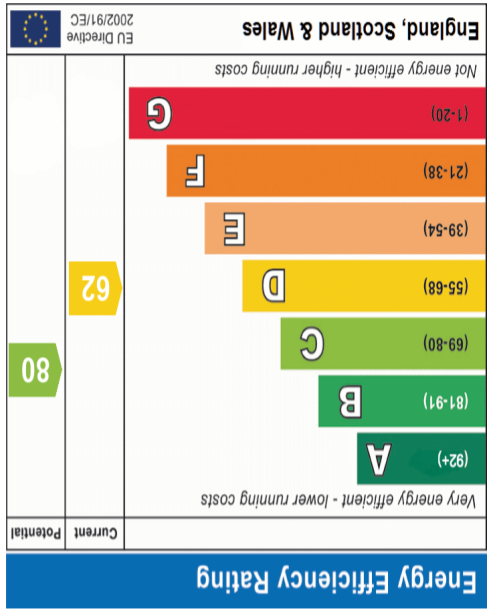


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1460 sq.ft. (135.6 sq.m.) approx.
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ENTRANCE HALLWAY

Lovely, bright, and spacious hallway filled with plenty of natural light, complimented with: Solid Timber Flooring Throughout; Ample Under-Stairs Storage; Carpeted Staircase with Window to Side Aspect; Door to Living/Dining Areas and Downstairs Shower Room.

LIVING ROOM/DINING

29' 6" x 12' 0" (8.99m x 3.66m) ROOM WITH A VIEW - Benefitting from front and rear aspect views. Huge living/dining areas with: Solid Timber Flooring Throughout; Feature Log Fireplace; Enjoy beautiful garden views whilst dining in the spacious dining area, offering plenty of space for your dining suite, ideal for large family gatherings.

KITCHEN

13' 2" x 8' 8" (4.01m x 2.64m) Sleek, Stylish, Stunning, Sophisticated! A chef's delight, fabulous, fully fitted kitchen with integrated appliances to included: Electric Hob: Stainless Steel Chimney Extractor Fan; Mixer Taps to Sink; Fridge/Freezer; Electric Oven; Dual Electric Oven/Microwave; Dishwasher; Washing Machine; Wine Rack. Full Length Double Pantry; Pan Drawers; Ample Wall and Base Units, to include Corner Cabinets; Ambient Under-Cabinet Lighting; Slate Flooring; Quartz Worktops; Worcester Boiler. Door to Side Access.



HOME OFFICE/STUDY/GAMES ROOM

10' 6" x 8' 0" (3.20m x 2.44m) Highly versatile room to suit your individual needs, whether it be a Home Office, Study, Media/Games Room, or Guest Bedroom. Lovely light and bright room adorned with solid timber flooring and stunning rear garden views.



DOWNSTAIRS SHOWER ROOM

Modern suite comprising of: Glass Bi-Fold Door to Shower; Electric Triton Shower; Mixer Tap to Basin and Vanity; WC; Large Wall Hung Towel Radiator; Fully Tiled to Flooring and Walls.

BEDROOM ONE

13' 9" x 9' 2" (4.19m x 2.79m) Filled with an abundance of natural light, a beautiful bedroom with rear garden views. Spacious double room with: Full Length Built-in Robes; Timber Flooring.

BEDROOM TWO

12' 6" x 9' 0" (3.81m x 2.74m) Spacious double bedroom with: Carpeted Flooring; Two Built-in Storage Cupboards/Robes

BEDROOM THREE

13' 6" x 7' 3" (4.11m x 2.21m) Double bedroom with: Timber Flooring; Built-in Corner Robe.

BEDROOM FOUR

9' 1" x 9' 1" (2.77m x 2.77m) The fourth double bedrooms offers: Rear Garden Views; Built-in Storage Cupboard/Robe; Carpeted Flooring.

BATHROOM & SEPARATE WC

5' 10" x 4' 7" (1.78m x 1.40m) Stylish shower suite comprising of: Glass Shower Screen to Shower; Rain Water Shower Head; Handheld Shower Attachment; Shower Niche; Wall Hung Towel Radiator; Wall Hung Mirror; Mixer Tap to Basin and Vanity. Separate WC.

ADDITIONAL INFORMATION

- House Re-Wired
- Recently Installed Boiler - Serviced Annually
- New Log Burner - Serviced Annually
- Newly Fitted Bathroom and WC
- Newly Fitted Kitchen
- Newly Installed Windows Throughout
- Loft Ladder to Loft. Fully Insulated and Partly Boarded
- ROCHFORD COUNCIL - BAND E

