

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.





FRONTAGE

The property is approached from Eastwood Road via a dropped kerb leading to a driveway for approximately three vehicles. Front garden comprises of a large shingled area, with brick boundary wall to the right hand side and timber fenced boundary to the left. Driveway extends to the side of the property and extends leading to a carport.

ENTRANCE PORCH

5' 7" max - narrowing to 3' 3" x 5' 1". Via a double glazed door and double glazed window units. Wall mounted light point and tiled flooring. Hardwood inner entrance door with multi-glazed panelled inserts into hallway.

HALLWAY

Two ceiling light points. High level wall mounted concealed electricity meter & fuseboard. Wall mounted panelled radiator inset to ornate radiator cover. Carpet laid throughout. Stairs rising to first floor. Door through to lounge/diner.

BAY FRONTED LOUNGE/DINER

24' 6" x maximum width of 12' 7" narrowing to 12' UPVC double glazed Bay window to front aspect. Two ceiling light points. Additional UPVC twin double glazed windows to side aspect. Chimney breast and chimney still in situ with space for ornamental fire inset. Two wall mounted panelled radiators (one inset to Bay). Carpet laid throughout. Door leading through to extended kitchen/family room/diner.

EXTENDED KITCHEN/FAMILY ROOM/DINER

23' 9" x 15' 6" narrowing to 9' 8" UPVC double glazed window to side aspect with corresponding window and sliding double glazed patio door to conservatory. Smooth plastered ceiling throughout with four individual light points. Wall mounted panelled radiator. Understairs storage area ideal housing upright fridge/freezer. Kitchen area comprises of a range of wall mounted and base level kitchen cabinet & drawer units with roll edge worktops. Space for free standing cooker with a fitted stainless steel extractor hood over. Mosaic tiled splashback. Stainless steel sink unit with mixer tap & drainer. Vinyl tiled effect flooring laid throughout. Door through to utility lobby.

UTILITY LOBBY

5' 5" x 2' 8" (1.65m x 0.81m) Wall mounted Vaillant boiler. Space & plumbing for washing machine. High level shelving. Wood laminate flooring. Inner door leading through to WC.

GROUND FLOOR WC

5' 5" x 2' 10" (1.65m x 0.86m) Obscure double glazed window to side aspect. Ceiling light point. Close coupled WC. Suspended wash basin with mosaic tiled splashback. Wood laminate flooring throughout.

CONSERVATORY

12' 3" x 10' 2" (3.73m x 3.10m) Comprises UPVC double glazed patio doors to garden and additional side door opening to undercover carport with corresponding double glazed window to side. Sloping semi translucent poly-carbonate roof. Tile effect vinyl flooring laid throughout.

FIRST FLOOR LANDING

21' 3" x 5' 4" (6.48m x 1.63m) Via carpeted staircase to large first floor landing. Two ceiling light points, access to loft. Built in storage cupboard. Doors to all rooms.

BEDROOM ONE

15' 6" x 14' 11" (4.72m x 4.55m) Twin UPVC double glazed windows to rear aspect, two ceiling light points. Wall mounted panelled radiator inset into ornate radiator cover. Fitted wardrobes. Carpet laid throughout.

BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m) Twin UVC double glazed windows to side aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

INNER PASSAGE

3' 11" x 2' 7" (1.19m x 0.79m) Serving bedrooms three and four.

BEDROOM THREE

12' 1" x 9' 1" (3.68m x 2.77m) Double glazed window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

9' 3" Plus door recess x 6' 6" (2.82m x 1.98m) UPVC double glazed window to front aspect. Smooth plastered ceiling. Wall mounted light point. Wall mounted panelled radiator inset to ornate radiator cover.

CONTEMPORARY FITTED SHOWER ROOM

9' 10" narrowing to 6' 1" x 5' 7" Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlights. Built in airing cupboard housing hot water cylinder and shelving for towels linen etc. with additional storage cupboard. Suite comprises of a walk in shower enclosure with glass screen, thermostatic mixer shower inset with rainfall shower head and additional shower hose. Wash basin with mixer tap inset to high gloss vanity storage unit with illuminated bathroom mirror over. Chrome heated towel rail. Ceramic tiled walls to shower enclosure with mid contrasting glass brick tiles. Tiled flooring throughout.

SEPERATE WC

9' 11" x 2' 7" (3.02m x 0.79m) Obscure double glazed window to side aspect. Ceiling light point. Close coupled WC and suspended wash basin with tiled splashback and vinyl tile effect flooring laid throughout.

REAR GARDEN APPROX 110FT

Beautifully designed garden with shaped lawn and landscaped areas, array of acer trees and other shrubbery. Sunken fish pond to patio area. Two garden sheds. Outside tap / hose point. Timber fenced boundaries and gated access to carport and driveway.

COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL