

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
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
83	73
<p>EU Directive 2002/91/EC</p> <p>England, Scotland & Wales</p>	





ENTRANCE

Via a composite security door into Hallway.

HALLWAY

6' 11" x 14' 3" (2.11m x 4.34m) Smooth plastered coved ceiling with ceiling light point. Built in doaks cupboard via sliding double doors. Understairs storage cupboard. Tiled flooring laid throughout. Carpeted staircase rises to first floor.

LOUNGE

13' 0" x 15' 9" (3.96m x 4.80m) UPVC double glazed sliding patio door to garden. Smooth plastered coved ceiling. Two wall mounted light points. Wall mounted thermostat. Wall mounted double banked panelled radiator. Electric flame effect remote operated fireplace. Wood laminate flooring throughout.

DINING ROOM

11' 5" x 11' 6" (3.48m x 3.51m) Dual aspect UPVC lead light double glazed windows to front and side. Smooth plastered coved ceiling with ceiling light point. Built in storage cupboard. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

GROUND FLOOR WC

Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted tiles at half height with mosaic top border. Suspended wash basin. Push flush WC. Wall mounted panelled radiator. Continuation of tiled flooring from hallway.

KITCHEN

11' 5" x 8' 7" (3.48m x 2.62m) UPVC double glazed window to rear aspect overlooking garden. Smooth plastered ceiling with inset spotlighting. Modern fitted kitchen comprises of a range of wall mounted and base level kitchen drawer units. Rolled edged worktops. Ceramic tiled splashbacks. Ceramic one and a half bowl sink unit inset to worktop with mixer tap and drainer. Double Range style cooker to remain with stainless steel extractor over. Wall mounted panelled radiator. Tiled flooring laid throughout. Door through to utility room.

UTILITY ROOM

5' 2" x 8' 2" (1.57m x 2.49m) Double glazed UPVC door to garden. Smooth plastered ceiling with inset spotlighting. Access to wall mounted fuseboard. Concealed wall mounted boiler. Roll edged worktop with ceramic sink with mixer & drainer inset. Ceramic tiled splashbacks. Wall mounted units. Space & plumbing under counter for three appliances. Tiled flooring laid throughout.

FIRST FLOOR LANDING

UPVC lead light double glazed window to side aspect. Smooth plastered coved ceiling with two ceiling light points. Access to loft. Built in airing cupboard via double opening doors. Wall mounted panelled radiator. Carpet laid throughout.

MASTER BEDROOM

15' 10" x 13' 0" (4.83m x 3.96m) MAXIMUM. NARROWS TO 11'6". Dual aspect UPVC lead light double glazed windows to front and side. Smooth plastered ceiling with ceiling point and three individual spotlights to wardrobe area. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout. Door to ensuite.

ENSUITE

4' 1" x 7' 0" (1.24m x 2.13m) NARROWING TO 4'6". Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Suite comprises of a corner wash basin with mixer tap. Inset to vanity unit. Push flush WC. Walk in shower cubicle via glass opening shower door. Thermostatic mixer shower inset. Ceramic tiles to shower enclosure. Ceramic tiles at half height to remainder of ensuite. Chrome heated towel rail. Tiled flooring.



DRESSING / STUDY AREA LEADING TO BEDROOM TWO

9' 10" x 8' 6" (3.00m x 2.59m) UPVC double glazed lead light window to front aspect. UPVC double glazed window to rear aspect. Smooth plastered ceiling with two individual ceiling light points. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

BEDROOM TWO

18' 2" x 8' 5" (5.54m x 2.57m) UPVC lead light double glazed window to front aspect. UPVC double glazed window to rear aspect. Smooth plastered ceiling with access to loft. Wall mounted double banked panelled radiator. Wood laminate flooring. Door to ensuite.

ENSUITE

9' 2" x 3' 11" (2.79m x 1.19m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset extractor vent and ceiling light point. Suite comprises of a double shower cubicle with sliding glass door. Electric Triton shower inset. Ceramic tiled walls to shower enclosure. Remainder of ensuite with ceramic tiled walls at half height. Tiled flooring. Wash basin with mixer tap inset to vanity unit. Push flush WC. Chrome heated towel rail.

BEDROOM THREE

9' 9" x 11' 5" (2.97m x 3.48m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring.

BEDROOM FOUR

12' 5" x 8' 3" (3.78m x 2.51m) UPVC double glazed window to rear aspect. Smooth plastered ceiling. Wall mounted panelled radiator. Wood laminate flooring throughout.

BATHROOM

7' 0" (MAX) x 6' 5" (2.13m x 1.96m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of a panelled bath with mixer tap and separate thermostatic mixer shower over with glass pivoting shower screen. Concealed cistern push flush WC inset to walnut finish vanity unit with quartz top. wash basin and mixer tap inset. Chrome heated towel rail. Ceramic tiles walls, majority at half height extending to full height into bath surround. Tiled flooring throughout.

DOUBLE GARAGE

17' 10" x 16' 7" (5.44m x 5.05m) Via up and over door from front. Power and lighting connected. Courtesy door to garden.

WEST FACING GARDEN

Established rear garden with raised patio area finished with iron railings and steps down to the remainder which is lawned with established flower bed / shrub borders. Gated side access to front.

COUNCIL TAX BAND E

Rochford District Council.

