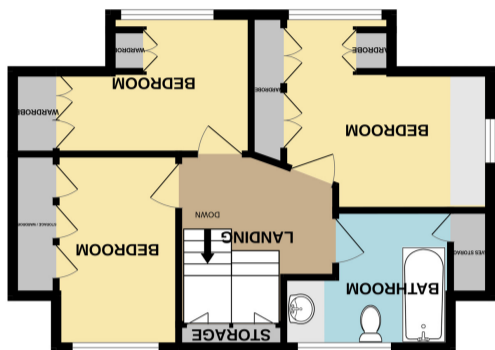
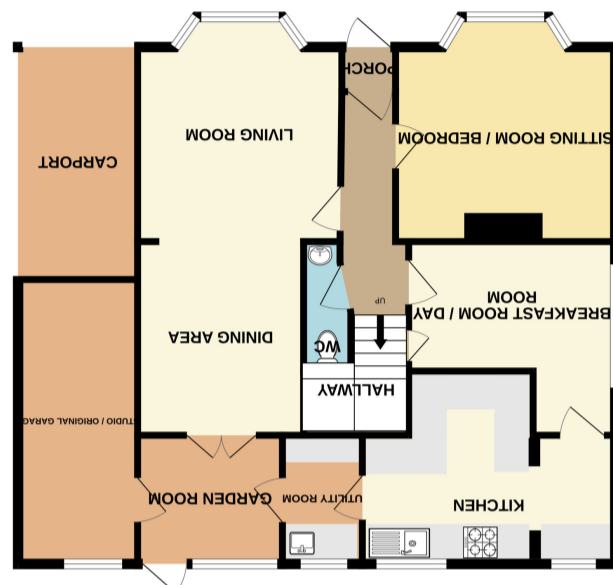


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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	
Current	74
Potential	85
England, Scotland & Wales	
EU Directive 2002/91/EC	
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	



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



GROUND FLOOR
1004 sq.ft. (93.2 sq.m.) approx.

TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.
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FRONTAGE

Approached via a drop kerb from road to a landscaped & block paved frontage with parking & carport. Brick front retaining wall and two feature circular raised flower / shrub beds with corresponding block paved edging. Side access via garden gate to garden.

ENTRANCE PORCH

Entrance via a composite UPVC entrance door with lead light feature double glazed inserts. Two individual ceiling spotlights. Tiled flooring. Inner entrance door into hallway.

HALLWAY

Textured covered ceiling and recently installed high level concealed fuse board and electricity meter. Part timber clad walls at half height with dado rail. Wall mounted panelled radiator. Tiled flooring laid throughout. Stairs rising to first floor. Large under-stairs storage area - accessed via door from breakfast room.

GROUND FLOOR WC

7' 8" x 2' 6" (2.34m x 0.76m) Textured covered ceiling with wall mounted light point. Ceramic tiled walls to two aspects with feature decorative edging. Tiled flooring continuation from hallway. Wash basin with mixer tap inset to work surface with vanity storage cupboard beneath. Close coupled WC.

THROUGH LOUNGE DINER

24' 1" in total x 11' 6" narrowing to 9'4". UPVC double glazed bay window to front aspect with lead light fan openers. Textured covered ceiling with ceiling light point to lounge area. Wall mounted light point. Double banked wall mounted panelled radiator. Dining Area has double glazed opening doors to the sun lounge. Continuation of textured covered ceiling, matching ceiling light point. Wall mounted light point. Additional wall mounted double banked panelled radiator. Oak effect wood flooring laid throughout.

BREAKFAST ROOM

11' 9" x 7' 4" (3.58m x 2.24m) UPVC double glazed window to side aspect. Textured covered ceiling with ceiling light point. Feature built in media/storage cupboards. Access to large under-stairs storage area. Wall mounted panelled radiator. Tiled flooring laid throughout. Door leading through to kitchen.

KITCHEN

10'3" NARROWING TO 6'7" x 9'9". (3.12m x 2.97m) UPVC double glazed window to rear aspect. Textured part barrelled ceiling with inset spotlighting. Ceramic tiled walls and flooring throughout. Kitchen comprises of a range of wall mounted and base level kitchen cabinet & drawer units. Rolled edge work top incorporating a one and a half bowl stainless steel sink unit with mixer tap & drainer. Four ring gas hob with stainless steel extractor hood over. Wall mounted Worcester Combi Boiler. Space for two under counter appliances. Integral oven & grill combination. Multi panel glazed door through to utility room. Between the kitchen and breakfast room is an extended area providing access corresponding to the kitchen fittings, work tops & flooring with a UPVC double glazed window to rear aspect. 6' 6" x 3' 4" (1.98m x 1.02m)

UTILITY ROOM

5' 3" to built in pantry cupboards x 4' 6" (1.60m x 1.37m). Textured sloping ceiling with ceiling light point. Double glazed UPVC window to rear aspect. Ceramic tiled walls. Tile effect vinyl flooring laid throughout. Rolled edge work top incorporating stainless steel sink with mixer tap. Space & plumbing beneath for washing machine. Side door through to Garden/ Sun Lounge.

GARDEN / SUN LOUNGE

8' 3" x 6' 7" (2.51m x 2.01m) Timber constructed sun lounge with sloping semi-translucent polycarbonate roof. Single glazed window. Door with multi panelled obscure glazing into garden. Wall mounted light point. Door opening through to the original garage, now serving as an art studio.



STUDIO / WORKSHOP

16' 1" x 6' 7" (4.90m x 2.01m) UPVC double glazed window to rear aspect. Power & lighting connected throughout. Concealed original garage door to front, still in place.

SPACIOUS FIRST FLOOR LANDING

Via a carpeted staircase with timber balustrade. To the half landing there are bespoke twin cloaks cupboards with bi-fold doors. UPVC double glazed high level window to rear aspect. Textured covered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

BEDROOM ONE

13' 10" maximum - narrows to 11' 11" to fitted wardrobes x 11'6". UPVC double glazed window to front aspect with feature lead light fan openers. UPVC double glazed window to side aspect. Textured covered ceiling with ceiling light point. Fitted bedroom furniture, incorporating a dressing area with quartz effect rolled edge worktop. Multiple built in wardrobes & drawer units. Wall mounted panelled radiator. Wood laminate flooring throughout.

BEDROOM TWO

12' 0" maximum - narrowing 8' 6" x 8'. UPVC double glazed window to front aspect with feature lead light fan openers. Textured covered ceiling with ceiling light point x 2. Wall mounted panelled radiator. Built in wardrobes/storage cupboards.

BEDROOM THREE

11' 0" x 6' 10" (3.35m x 2.08m) UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Built in storage cupboards & drawer units. Wood laminate flooring laid throughout.

BATHROOM

9' 6" maximum x 7' 9" (2.90m x 2.36m) UPVC obscure double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Walls feature a range of timber clad and ceramic tiling, majority of which are at half height. Suite comprises of a panelled bath with mixer tap and shower attachment over. Bi-fold shower screen door. Wash basin with mixer tap. Bathroom worktop with vanity storage. Built in shaver point. Push mechanism flush WC. Chrome heated towel rail. Wood laminate flooring throughout.

GARDEN

APPROX' 70' 0" (21.34m) Very well presented landscaped garden commences with a large block paved patio area extending down the side of the property to an area housing a timber garden shed and side access to front. Two outside taps and additional timber shed. There are also two summer houses. The remainder of the garden is very low maintenance with established trees and shrubs. New timber fencing to left boundary.

AGENTS NOTES

The property benefits from full Double glazing. Modern fitted Worcester combi boiler, recently renewed flat & tiled roofs with upgraded insulation. The property also benefits from recently fitted external insulation with render finish.

COUNCIL TAX BAND E

Rochford District Council

