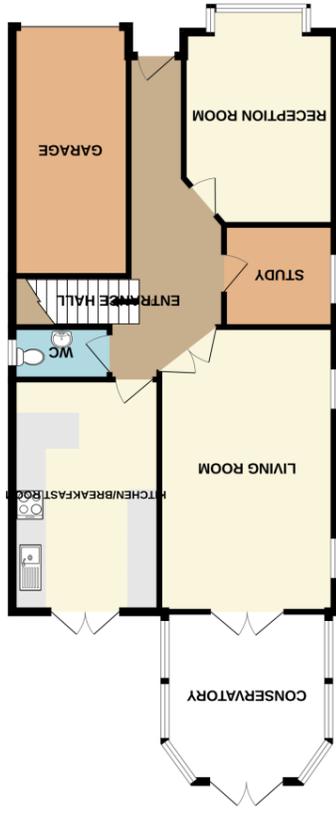
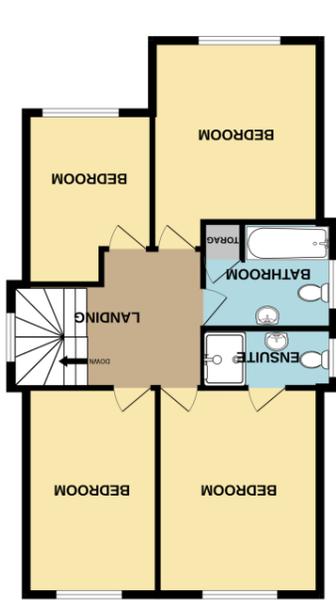


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 1712 sq ft (159.0 sq m.) approx.  
Made with Measure 2020





### FRONTAGE

Brick-Built Wall to Boundary; Lawn Area; Paved Multi-Vehicle Driveway; Garage; Gated Access to Rear.

### ENTRANCE HALLWAY

20' 0" x 7' 5" (6.10m x 2.26m) Width by entrance is 3ft, widening to 7ft 5ins. Grand entrance hallway with solid oak flooring throughout.

### LIVING ROOM

19' 3" x 12' 0" (5.87m x 3.66m) Grand and spacious living featuring: Stained Glass Panel Doors, Carpeted Flooring, Feature Fireplace, Radiator Covers, Double Glazed Windows to Side Aspect, Glass Panel Doors to Conservatory.

### CONSERVATORY

11' 8" x 11' 3" (3.56m x 3.43m) Truly magnificent, apex conservatory with uninterrupted, endless garden views. Brand new conservatory, built from the foundations up, was installed in 2025 with a 10 year guarantee.

### RECEPTION TWO/BEDROOM FIVE

14' 8" x 9' 10" (4.47m x 3.00m) Versatility and functionality is the key here. Formal dining, family room, media room, bedroom, games room, your choices are endless. Featuring: Beautiful Box Bay Window to Front Aspect; Solid Oak Flooring.

### RECEPTION THREE/HOME OFFICE

Double Glazed Window to Side; Carpeted Flooring.

### KITCHEN

15' 9" x 10' 0" (4.80m x 3.05m) Solid Oak Flooring Complimenting this Modern Design Bespoke Kitchen, equipped with: Integrated Appliances to include: Neff Electric Oven and Hob, Bosch Chimney Extractor Fan, Dishwasher, Mixer Tap to Stainless Steel Sink and Drainer. Space for Washing Machine and Fridge/Freezer. Granite Worktops and Splashbacks; Ambient Lighting to Wall and Base Units; Breakfast Bar; Double Glazed Doors Leading to Rear Garden.

### CLOAKROOM

6' 7" x 3' 2" (2.01m x 0.97m) Modern Two-Piece Suite Comprising of: Concealed Cistern WC and Mixer Tap to Vanity Basin Unit. Tiled Flooring; Mid-Height Tiled Walls; Horizontal Flat Panel Radiator; Double Glazed Window to Side Aspect.



### LANDING

13' 6" x 7' 10" (4.11m x 2.39m) Spacious Gallery Landing with: Carpeted Flooring; Doors to Bedrooms and Bathroom; Access to Loft.

### BEDROOM ONE

14' 5" x 11' 0" (4.39m x 3.35m) Elegant and spacious double bedroom with: Carpeted Flooring; Radiator; Double Glazed Window with Rear Garden Views.

### EN-SUITE

8' 10" x 4' 0" (2.69m x 1.22m) Contemporary three-piece shower suite, comprising of: Large Shower Cubicle with Glass Sliding Door; Mixer Tap to Vanity Basin Unit; WC. Horizontal Flat Panel Radiator; Tiled Walls and Flooring; Double Glazed Window to Side.

### BEDROOMS TWO, THREE, FOUR

12' 5" x 12' 1" (3.78m x 3.68m) BEDROOM TWO  
14' 5" x 8' 11" (4.39m x 2.72m) BEDROOM THREE  
11' 7" x 10' 4" (3.53m x 3.15m) BEDROOM FOUR

Generously sized double bedrooms with: Built-in-Robes; Carpeted Flooring; Double Glazed Windows; Radiators.

### BATHROOM

8' 9" x 7' 3" (2.67m x 2.21m) Classic and timeless three piece suite comprising of: Panelled Bath with Traditional Victoria Taps and Shower Attachment; Taps to Vanity Basin Unit, WC. Wall-Mounted Cabinet; Double Glazed Window to Side Aspect; Tiled Flooring and Mid-Height Tiled Walls.

### REAR GARDEN

Your very own haven in the heart of Rayleigh. A rare find is this splendid and spectacularly large, peaceful and private garden. Relax in your own oasis of calm and tranquility. Lush with mature trees and shrubs and exceptional al fresco dining area.

