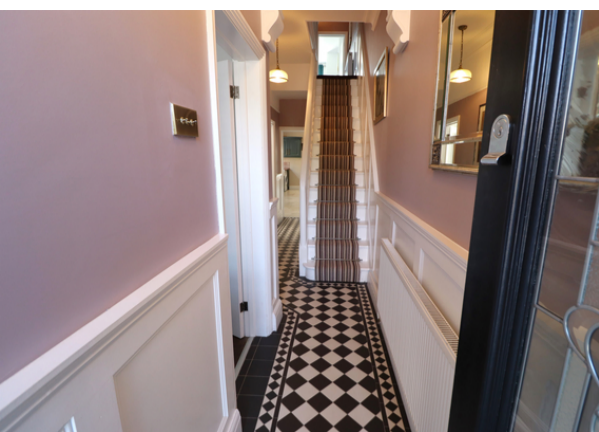


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
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)	52
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	





FRONTAGE

Via a drop kerb to a block paved driveway for two vehicles. Side gate to garden and step up to entrance door.

ENTRANCE HALL

Via a feature lead light double glazed hard wood entrance door with corresponding lead light feature glass panel above. Hallway with ornate ceiling mouldings and cornicing with two ceiling light points. Timber panelling to walls. Checkerboard ceramic tiled flooring laid throughout. Wall mounted panelled radiator. Stairs rising to first floor.

BAY FRONTED LIVING ROOM

16' 0" into bay window x 11' 9" (4.88m x 3.58m) Feature bay window to front with double glazed sash windows. Smooth plastered cornice ceilings with ceiling light point and picture rails. Victorian Cast Iron and Marble fireplace. Feature fitted media units and shelving inset to alcoves. Wall mounted panelled radiator and wood effect Karndean flooring laid throughout. Bi-fold double opening doors through to dining room.

FORMAL DINING ROOM

12' 0" x 9' 8" (3.66m x 2.95m) UPVC double glazed patio doors opening to garden. Smooth plastered ceiling with cornice and picture rails. Wall mounted panelled radiator, wood effect Karndean flooring laid throughout.

EXTENDED KITCHEN BREAKFAST ROOM

29' 6" x 11' 6" max (8.99m x 3.51m) UPVC double glazed Bay window to side aspect and additional corresponding window to side. Smooth plastered ceilings with inset spotlighting and feature downlighting over space for breakfast table. Range of wall mounted and base level kitchen units and drawers with hard wood worktops. Feature centred extractor canopy inset to ornate moulded surround. Space for range style cooker. Under unit lighting and feature contrasting splash back tiles. Ceramic Butler sink with mixer tap over. Space & plumbing for washing machine and dishwasher. Space for American style fridge/freezer. Tiled flooring laid throughout. Access through to ground floor shower room.

GROUND FLOOR SHOWER ROOM

10' 0" x 4' 0" (3.05m x 1.22m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling, ceramic tiled walls at half height and contrasting ceramic tiled flooring. Chrome heated towel rail. Push flush WC and wash basin inset to vanity unit with antique style mixer tap over. Glass opening door through to tiled shower enclosure with rainfall thermostatic mixer shower and additional hand held hose.

PITCHED ROOF CONSERVATORY

10' 7" x 9' 2" (3.23m x 2.79m) Access via obscured glazed double doors from kitchen. UPVC double glazed with double opening doors to garden. Two wall mounted light points. Wall mounted panelled radiator and tiled flooring.

FIRST FLOOR SPLIT LEVEL LANDING

Via timber staircase with centred carpet runner. Smooth plastered corniced ceiling. Wall mounted uplighters and wall mounted feature panelling. Split level landing serves three bedrooms and bathroom with additional return staircase rising to fourth bedroom.



BAY FRONTED MASTER BEDROOM

15' 9" x 15' 4" (4.80m x 4.67m) Comprises of a Sash UPVC double glazed Bay window and additional corresponding window to front. Smooth plastered ceiling with picture rail and wall mounted panelled radiator. Built in wardrobes. Recently laid carpet throughout.

BEDROOM TWO

14' 0" x 9' 3" (4.27m x 2.82m) UPVC double glazed window to rear aspect. Smooth plastered cornice ceiling with ceiling light point and picture rails. Wall mounted panelled radiator and feature centred Victorian Cast Iron decorative fireplace. Recently laid carpet throughout.

BEDROOM THREE

11' 10" x 9' 9" (3.61m x 2.97m) Dual aspect UPVC double glazed windows to rear and side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in storage housing pressurised boiler and water system. Recently laid carpet throughout.

BATHROOM

7' 11" x 5' 10" (2.41m x 1.78m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling. Ceramic tiled walls and Victorian ceramic tiled flooring. Suite comprises of a traditional close coupled WC and Victorian style wash basin with mixer tap over. Bath with enlarged shower area with glass pivoting shower screen with thermostatic mixer shower over. Wall mounted heated towel rail.

SECOND FLOOR LANDING / STAIRCASE

Via recently laid carpeted staircase. Smooth plastered ceiling. Built in under eaves storage area. Door through to fourth bedroom.

BEDROOM FOUR

14' 6" x 10' 9" max (4.42m x 3.28m) Smooth plastered ceiling with two Velux double glazed windows to rear aspect with fitted blinds. Recently laid carpet. Wall mounted panelled radiator. Access to eaves storage area.

SOUTH FACING GARDEN

Commences with dual access from the conservatory and the dining room with a long side courtyard paviour with pergola and living plant wall. Remainder of the garden is mainly lawned with neatly arranged flower bed borders. Side gate access to front driveway. External water tap. The side return is approx' 40ft with a further lawned area of approx' 25ft.

COUNCIL TAX BAND E

ROCHFORD DISTRICT COUNCIL