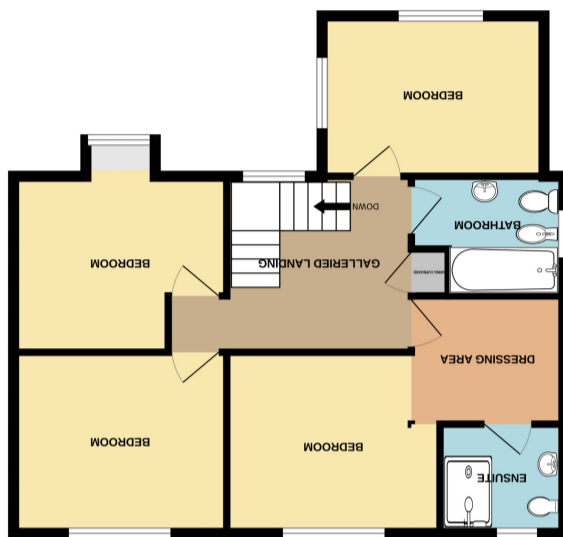


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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+)	85
B (81-91)	
C (69-80)	
D (55-68)	70
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



TOTAL FLOOR AREA: 1322 sq. ft. (122.8 sq. m.) approx.
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ENTRANCE

Via hard wood entrance door with obscure glazed insert into entrance hall.

ENTRANCE HALL

Large wrap-around entrance hall with textured covered ceiling. Two ceiling light points. Large built in under-stairs storage cupboard. Wall mounted panelled radiator. Carpet laid throughout.

LIVING ROOM

19' 4" x 11' 4" (5.89m x 3.45m) Dual aspect living room with UPVC double glazed window to front with views over open land. UPVC double glazed sliding patio door opening to garden. Textured covered ceiling with two ceiling light points. Two wall mounted light points. Two wall mounted panelled radiators. Feature Gas fire inset to an ornate fireplace with marble hearth. Carpet laid throughout.

DINING ROOM

9' 8" x 9' 11" (2.95m x 3.02m) UPVC double glazed sliding patio door to garden. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

STUDY

8' 6" x 7' 1" (2.59m x 2.16m) UPVC double glazed window to front aspect with views over open land. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted shelving. Carpet laid throughout.

KITCHEN BREAKFAST ROOM

12' 8" x 8' 1" (3.86m x 2.46m) UPVC double glazed window to rear aspect. Textured covered ceiling with fluorescent ceiling mounted kitchen light. Kitchen comprises of a range of wall mounted and base level Oak kitchen units with square edged worktops. Incorporating a one and a half bowl sink unit with mixer tap & drainer. Ceramic tiled splash backs to all aspects. Built in Bosch integral dishwasher. Four ring Gas hob with extractor hood over. Bosch split level oven & grill. Integral fridge/freezer. Wall mounted panelled radiator. Vinyl flooring laid throughout. Door opening through to utility room.

UTILITY ROOM

8' 1" x 6' 2" (2.46m x 1.88m) UPVC double glazed side door opening to driveway. Access to double garage. Textured covered ceiling with ceiling light point. Wall mounted 'Potterton' Boiler. Utility room has the added benefit of a stainless steel wash basin with mixer tap and drainer inset to rolled edged worktop. Ceramic tiled splashbacks. Space & plumbing for washing machine. Space for additional under unit appliance. Additional worktop area with space beneath for additional appliances. Wall mounted cupboard and shelving unit. Continuation of vinyl flooring from the kitchen.

GROUND FLOOR WC

4' 9" x 3' 10" (1.45m x 1.17m) UPVC double glazed obscure window to front aspect. Textured covered ceiling with ceiling light point. Access to wall mounted Electricity fuse board. Suite comprises of a pedestal basin with mixer tap. Close coupled WC. Ceramic tiled walls at half height. Wall mounted panelled radiator. Vinyl flooring.

FIRST FLOOR GALLERIED LANDING

Via a carpeted half return staircase. UPVC obscure double glazed window to front aspect. Textured covered ceiling with ceiling light point. Access to loft. Wall mounted panelled radiator. Built in airing cupboard. Doors to all rooms.



BEDROOM ONE WITH DRESSING AREA

12' 9" MAXIMUM x 18' 6" MAXIMUM (3.89m x 5.64m) UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Additional ceiling light point to the dressing area. Wall mounted double banked panelled radiator. Carpet laid throughout. Fitted wardrobes. Door opening to en-suite shower room.

ENSUITE SHOWER ROOM

7' 2" x 5' 7" (2.18m x 1.70m) Obscure UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Ceramic tiled walls and ceramic tiled flooring. Wall mounted chrome heated towel rail. Concealed cistern push flush WC inset to vanity storage unit with ash basin inset with mixer tap. Double shower cubicle via sliding glass shower door. Thermostatic mixer shower inset with rainfall shower head and additional hand held shower hose.

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m) UPVC double glazed window to rear aspect. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

12' 3" x 8' 8" (3.73m x 2.64m) Dual aspect UPVC double glazed windows to front and side aspects. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

11' 7" x 9' 5" (3.53m x 2.87m) UPVC box bay double glazed window to front aspect. Textured covered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

FOUR PIECE BATHROOM

8' 11" NARROWING TO 6' 5" x 6' 3". Obscure UPVC double glazed window to side aspect. Textured covered with ceiling light point. Full ceramic tiled walls. Suite comprises of a panelled bath with mixer shower and shower attachment over. Close coupled WC. Bidet and wash basin with mixer tap. Wall mounted chrome heated towel rail. Carpet laid throughout.

GARDEN WITH SOUTHERLY ASPECT

Larger than average garden due to the corner plot position. With majority brick walled boundaries (remainder timber fenced). Main garden area is lawned with a paved patio area immediately accessed from the Lounge and Dining Room. There are flower bed borders and an additional area containing a garden shed. To the rear of the garage is an additional paved area with slate edging and hard-standing for greenhouse. Garden gate leading to front driveway and a courtesy opening into the rear of the double garage.

DOUBLE PITCHED-ROOF GARAGE

17' 8" x 17' 5" (5.38m x 5.31m) Via two independent electric roller doors. Courtesy door at rear of the garage from garden. Pitched roof for over-head storage. Power and lighting connected.

DRIVEWAY

Off street parking for approx' four vehicles and access to the double garage. Gate into garden.

COUNCIL TAX BAND F

ROCHFORD DISTRICT COUNCIL

