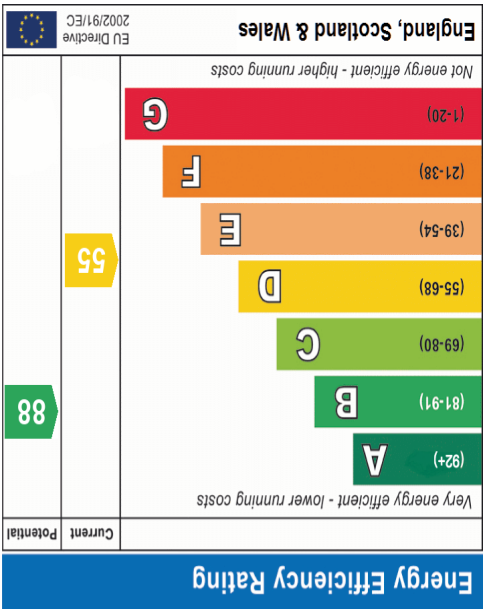
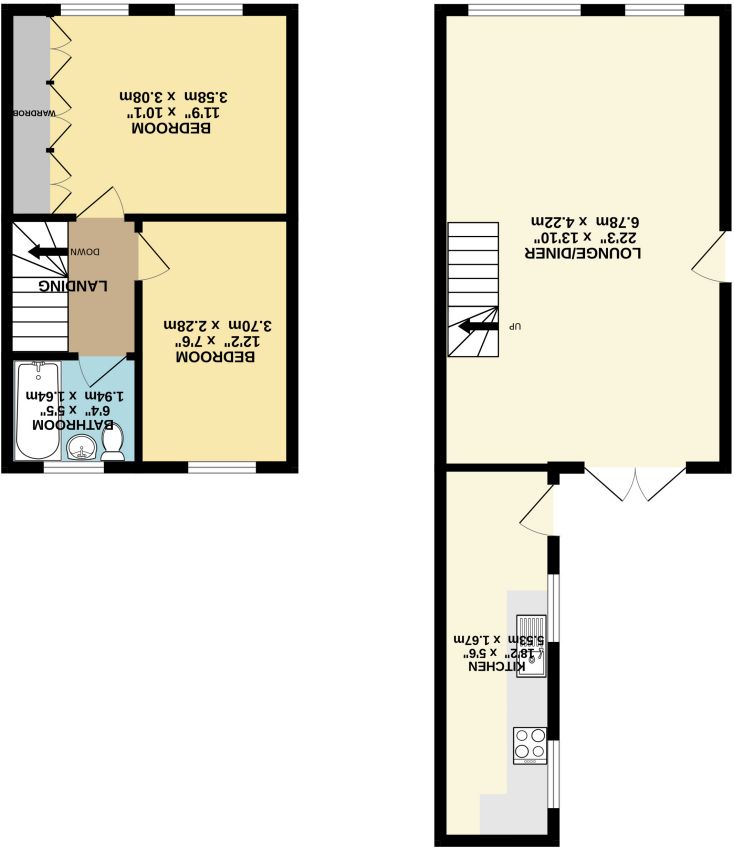


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 715 sq ft (66.4 sq.m.) approx.  
Made with Metropix c2025







**FRONTAGE**

Property is approached from the main road via a drop kerb to a block paved driveway for two vehicles. Neatly arranged front garden with brick retaining front wall and shingled front area.

**ENTRANCE**

Via UPVC double glazed entrance door into open plan lounge diner.

**LOUNGE/DINER**

22' 3" x 13' 10" (6.78m x 4.22m) Contemporary open plan design with two UPVC double glazed windows to front aspect. Smooth plastered ceiling with inset spotlighting throughout. Carpeted return staircase rising to first floor. Two concealed wall mounted radiators. UPVC double glazed patio doors opening to garden. Wood laminate flooring laid throughout. Step down to kitchen.

**KITCHEN**

18' 2" x 5' 6" (5.54m x 1.68m) Smooth plastered ceiling with inset spotlighting and mains wired smoke alarm. UPVC double glazed door opening to garden and corresponding double glazed side windows. Kitchen comprises of a range of wall mounted and base level gloss kitchen cabinet and drawer units, with a stone effect worktop incorporating a four ring induction hob with stainless steel extractor over and integral electric fan assisted oven beneath. Space & plumbing for washing machine and space for fridge/freezer. Integral slimline dishwasher. Contemporary bevelled brick style splashbacks. Wall mounted concealed electricity consumer unit and wall mounted panelled radiator. Wood laminate flooring laid throughout.

**FIRST FLOOR LANDING**

6' 3" x 6' 1" (1.91m x 1.85m) Via carpeted return staircase with stainless steel hand rail to one wall and timber balustrade. Smooth plastered ceiling with ceiling light point and mains wired smoke alarm. Access to loft. Doors to all rooms.



**MODERN THREE PIECE BATHROOM SUITE**

6' 2" x 5' 4" (1.88m x 1.63m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Wall vented extractor. Suite comprises of a panelled bath with mixer tap, thermostatic mixer shower over with pivoting shower screen. Ceramic tiled walls to sanitary areas. Concealed cistern WC. Wash basin with mixer tap inset to gloss vanity unit. Chrome heated towel rail. Tile effect vinyl flooring throughout,

**BEDROOM ONE**

11' 11" to fitted wardrobes x 9' 10" (3.63m x 3.00m) Twin UPVC double glazed windows to front aspect, with fitted roller blinds and acoustic glass. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted mirror fronted wardrobes to flank wall. Carpet laid throughout.

**BEDROOM TWO**

12' 2" x 7' 5" (3.71m x 2.26m) UPVC double glazed window to rear aspect. Fitted roller blind. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

**GARDEN**

Approximately 60'. Commences with a large 6 x 6 metre raised deck terrace. Timber fenced boundaries with gated access to front driveway. External water tap. Timber garden shed. Remainder of garden is lawned with wild flower meadow to one end. External light point.

**COUNCIL TAX BAND C**

ROCHFORD DISTRICT COUNCIL

