

Martingale, Thundersley, SS7 3DP



GUIDE PRICE - £675,000

WILLIAMS & DONOVAN - this immaculate detached family home offers spacious accommodation throughout including five double bedrooms; en-suite to master; two reception rooms; double garage and South backing rear garden. The property is situated on the sought after Chase development within catchment for the OFSTED outstanding King John School and within easy reach of Hadleigh Town Centre and major routes. EPC rating - D. Our ref: 12076



Directions: From Victoria House roundabout, take the A129 Rayleigh Road towards Rayleigh. Continue to the Virgin Active gym on the right hand side, and then take the next turning on the left into The Chase. Take the 1st turning on the left into Corasway, then the 1st on the right into Martingale.

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Accommodation comprises:

Entrance via entrance door to:

RECEPTION HALL 12' 6" x 6' 3" (3.81m x 1.91m)

Burglar alarm. Stairs to FIRST FLOOR ACCOMMODATION. Doors to:

GROUND FLOOR CLOAKROOM

Ceramic tiled floor. Complementary wall tiles. Chrome heated towel rail. Two piece suite comprising low flush w/c and vanity mounted wash hand basin with cupboards beneath.

KITCHEN 9' 10" x 9' 9" (3m x 2.97m)

Double glazed window to rear. Ceramic tiled floor. Tiled walls with occasional picture tile. Range of base and eye level units. Complementary working surfaces incorporating inset stainless steel single drainer one and a quarter bowl sink with mixer taps. Integrated double oven with concealed extractor fan above. Archway to:



UTILITY ROOM 10' 11" x 6' 2" (3.33m x 1.88m)

Door to REAR GARDEN. Radiator. Ceramic tiled floor. Base unit with roll edged working surface. Space and plumbing for washing machine. Space for tumble drier.

LOUNGE 20' 2" x 12' 4" (6.15m x 3.76m)

Large double glazed bay window to front. Coved ceiling. Feature fireplace with gas coal effect fire. Archway through to:

DINING ROOM 12' 4" x 11' 10" (3.76m x 3.61m)

Coved ceiling. Two radiators. Double glazed patio doors providing access to REAR GARDEN. Further door to KITCHEN.

SPACIOUS FIRST FLOOR LANDING 19' 7" x 6' (5.97m x 1.83m)

Access to loft space. Radiator. Built in airing cupboard housing lagged cylinder. Doors to:

MASTER BEDROOM 15' 3" x 12' 5" (4.65m x 3.78m)

Double glazed window to front. Radiator. TV point. Extensive range of fitted wardrobes with bed recess and cupboards above. Further complementary dresser and drawers unit to remain. Door to:



ENSUITE 9' 3" x 2' 10" (2.82m x 0.86m)

Obscure double glazed window to side. Three piece suite comprising low flush w/c, vanity mounted wash hand basin with mixer taps and cupboards beneath and fully enclosed shower cubicle with hydro massage shower. Ceramic tiled floor. Complementary wall tiles. Under floor heating. Shaver point. Extractor fan.

BEDROOM TWO 12' 5" x 12' (3.78m x 3.66m)

Double glazed window to rear. Radiator.



BEDROOM THREE 11' 6" reducing to 10' x 11' (3.51m > 3.05m x 3.35m)

Double glazed window to rear. Radiator.



BEDROOM FOUR 11' x 10' 11" (3.35m x 3.33m)

Double glazed window to front. Radiator.

BEDROOM FIVE 10' x 9' 1" (3.05m x 2.77m)

Double glazed window to front. Radiator.

FAMILY BATHROOM 9' 11" x 9' 10" (3.02m x 3m)

Luxurious bathroom fitted with a five piece suite including a fully enclosed hydro massage shower cubicle; vanity mounted wash hand basin with mixer taps and cupboards beneath and mirror unit above; low flush w/c; bidet and corner Jacuzzi bath. Radiator. Chrome heated towel rail. Ceramic tiled floor. Complementary wall tiles. Under floor heating. Obscure double glazed window to rear.

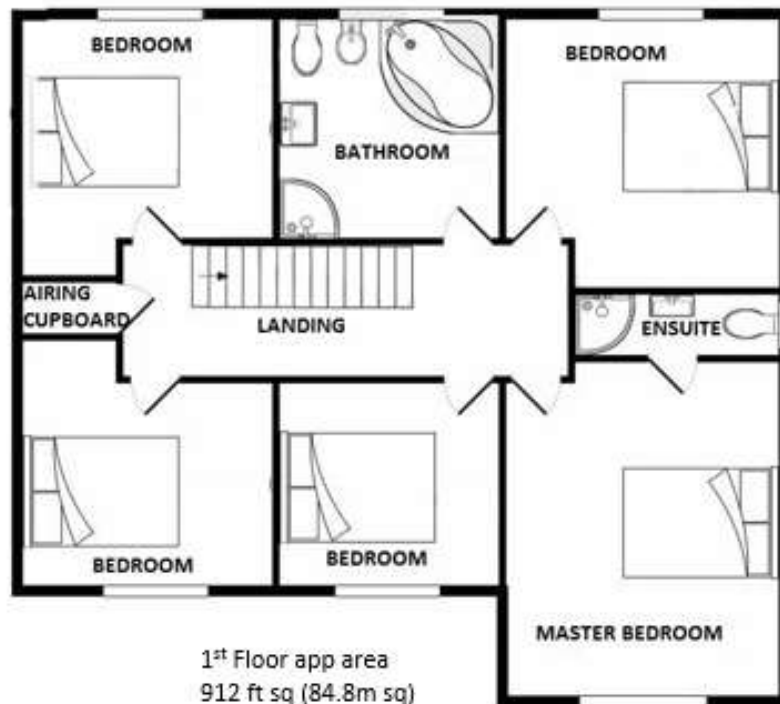


EXTERIOR:

To the **FRONT** of the property, off street parking is provided by an independent driveway leading to the part integral **DOUBLE GARAGE**, which has an up and over door, power and lighting and personal door to **REAR GARDEN**.

The **REAR GARDEN** itself is Southerly facing and un-overlooked, commencing with paved patio area with the remainder being laid to lawn with shrub borders. Fencing to all boundaries. Garden shed to remain. Side access gate to **FRONT**.





Total app area
1881 ft sq (1748m sq)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.