

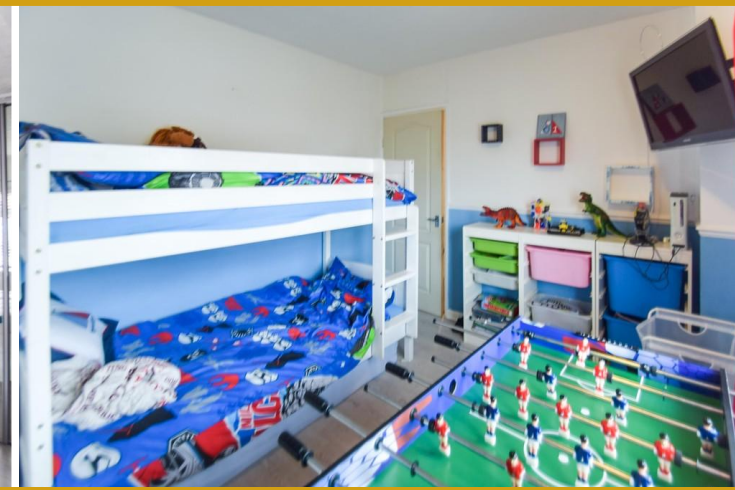


Rothwell Road | Essex | Dagenham | RM9 4JA

LOOKING FOR A LARGE FAMILY HOME? Look no further with this six bedroom end of terrace property. This Eco-friendly house boasts sixteen solar panels to the rear exterior roof which offers extensive saving towards utility costs. Other features include a ground floor shower room, additional first floor family bathroom, Summer House to rear garden with power and lighting and 26' kitchen/diner. Move straight in and enjoy!

Offers In Excess Of £525,000

- SIX BEDROOM
- END OF TERRACE
- SOLAR PANELS
- GROUND FLOOR SHOWER ROOM
- 26' KITCHEN/DINER



Property Description

Brookings are delighted to offer for sale this larger than average family home. With six bedrooms, five of which are double, this property is an ideal purchase any large family who are looking for their forever home. The property features Eco-friendly solar paneling to the rear exterior roof, its sixteen panels offers generous energy savings which in 2017 alone saw a refund of approximately £1800 against the dwellings utility costs. From immediately entering, you are greeted with the sense of spacious living. With a double-storey extension this house has been transformed by the current vendors creating a 26' kitchen/diner, additional utility room and large through lounge. Attention to detail has not been overlooked in the creation of this minimalist masterpiece. The exterior benefits from having off street parking for several vehicles, side access to rear garden which houses a fully functional outbuilding perfect to be used as a Summer House for the children or an office/bar whichever would suit your family needs best! Located within the catchment area for Jo Richardson Community School and transport links into London via public transport or A13.

The house is also perfectly located for other local primary schools and amenities. With two bathrooms and potential for further extension - subject to local authority planning permission, this house needs to be seen internally to fully appreciate the accommodation on offer!

EXTERIOR

Brick paved offering off street parking for several vehicles, steps leading to own front door, partial brick wall surround, security alarm system.

ENTRANCE PORCH

White UPVC double glazed front door, laminate wood effect floor, internal front door leading to;

ENTRANCE HALL

Stairs to first floor with spindle bannisters, hand rail and fitted carpet, hardwood flooring, wooden French doors to kitchen/diner, cupboard housing fuse board, wall mounted gas radiator, door to ground floor shower room, wooden French doors leading to;

THROUGH LOUNGE

22' 10" x 12' 07" (6.96m x 3.84m) (narrowing to 22' 10" x 11' 04" (6.96m x 3.45m). Double glazed bay window to front aspect, UPVC double French doors to rear garden, spotlights with dimmer switch, feature wall recess and inset displays with spotlight over, four wall mounted gas radiators, wooden skirting, hardwood flooring.

KITCHEN/DINER

26' 0" x 10' 09" (7.92m x 3.28m) UPVC double glazed bay window to front aspect, UPVC flush, wall mounted chrome radiator. double glazed window and door to rear garden, spotlights, bespoke high gloss cream matching eye level and base units with strip feature lights, 1.5 sink and drainer unit with mixer taps over, high gloss feature splash back, mahogany wood veneer work surface with integrated five burner gas hob and metal cooker guard with extractor hood over, two integrated ovens, chilled wine cooler, integrated dishwasher, space for fridge freezer, two wall mounted feature radiators, wood effect laminate flooring, door to;

UTILITY ROOM

8' 05" x 9' 01" (2.57m x 2.77m) UPVC double glazed window to rear aspect, light fitting, plumbing for two washing machines, eye level and base units of which one houses Ideal Logic 30 combination boiler, wood effect work surface, laminate wood effect flooring.

GROUND FLOOR SHOWER ROOM

Obscure UPVC double glazed window to rear aspect, spotlights, tiled floor to ceiling with feature insert tiles, recess area which encloses an inset mirror with spotlight over and wash hand basin with mixer tap over. Step to walk in shower cubicle with electric power shower, water jets and additional shower attachments, low level WC with push fit flush.

BEDROOM SIX

11' 05" x 9' 02" (3.48m x 2.79m) (Ground Floor) UPVC double glazed window to front aspect, three bulb light fitting, fitted wardrobes with mirrored sliding doors, grey wood effect laminate flooring wall mounted gas radiator.

FIRST FLOOR LANDING

Accessed via split stair case leading to all first floor rooms, light fitting, loft access, dado rail, fitted carpet.

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m) UPVC double glazed window to front aspect, spotlights with dimmer switch, dado rail, fitted wardrobes with sliding mirrored doors wall mounted gas radiator, fitted carpet.

BEDROOM TWO

12' 11" x 10' 08" (3.94m x 3.25m) (narrowing to 11.01 x 10'08 3.38m x 3.25m) UPVC double glazed window to front aspect, decorative light fitting, wall mounted gas radiator, fitted carpet.

BEDROOM THREE

10' 11" x 9' 02" (3.33m x 2.79m) (to fitted wardrobes) UPVC double glazed window to rear aspect, light fitting, air vent, dado rail, fitted wardrobes with wooden slatted feature doors, wall mounted gas radiator, fitted carpet.

BEDROOM FOUR

10' 03" x 7' 09" (3.12m x 2.36m) UPVC double glazed window to front aspect, light fitting with dimmer switch, fitted cupboard, wall mounted gas radiator, wood effect laminate flooring.

BEDROOM FIVE

10' 10" x 9' 0" (3.3m x 2.74m) (to fitted wardrobes) UPVC double glazed window to rear aspect, spotlights, fitted wardrobes with sliding mirrored doors, wall mounted gas radiator, fitted carpet.

FIRST FLOOR FAMILY BATHROOM

Obscure UPVC double glazed window to rear aspect, spotlights, three piece suite comprising of bath with mixer taps and shower attachment over, low level WC with push fit flush, wash hand basin with hot and cold taps, decorative feature floor to ceiling tiles, chrome wall mounted towel rail.

REAR GARDEN

Accessed via kitchen, side access or through lounge French doors leading to immediate decked area with step down to brick paved area, Summer House to rear, further brick paved area to side access which houses feature pond and matured Yaka plants, outside decorative lighting to garden surrounds, fence enclosed to all aspects.

SUMMER HOUSE

UPVC double glazed window and door to front, electric powered with own fuse board, spotlights, laminate wood effect flooring, aerial/power points.



Tenure

Freehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Contact Details

296 Heathway

Dagenham

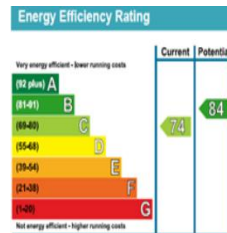
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements