

## Dozen and One, Pudsey Hall Lane, Canewdon SS4 3RY



£ 625,000

Set on a plot approaching three acres is this extended four bedroom detached bungalow with the benefit of barn, stables, paddock and various outbuildings. Set in a semi rural location yet only a short distance of Rochford and Hockley town centres with their many amenities including main line railway stations. Viewing advised.

Our Ref: 12606.



**Directions:** Proceeding from the centre of Hockley into Spa Road, continue beneath the railway bridge into Greensward Lane for approx. 3/4 mile, taking the third turning on the left hand side into Canewdon Road. Continue along this road for some distance where Pudsey Hall Lane can be found on the left hand side.

Tel: 01702 200666 [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

# Pudsey Hall Lane, CanewdonSS4 3RY

Entrance via an obscure double glazed door to entrance hall.

## ENTRANCE HALL

Obscure double glazed lead light window to front aspect. Radiator.

## LOUNGE 19' x 12' 1" (5.79m x 3.68m)

Double glazed lead light window to front aspect. Double glazed lead light window to side aspect. TV point. Two radiators. Door to kitchen/diner.



## KITCHEN/DINER 20' x 12' 8" max (6.1m x 3.86m)

Double glazed lead light window to rear aspect. A range of fitted units to eye and base level incorporating roll edge working surface with a one and a quarter sink drainer unit. Space for fridge freezer. Space for cooker. Wall mounted boiler. Integrated dishwasher. Space for table and chairs. Tiled flooring. Door to hallway. Stable door to conservatory/lean-to.



## BEDROOM TWO 11' 11" x 10' 3" (3.63m x 3.12m)

Two circular windows to front aspect. Double glazed lead light window to rear aspect. Radiator.



## BEDROOM THREE 13' x 10' 8" (3.96m x 3.25m)

Double glazed lead light window to front aspect. Radiator. Cupboards.

## INNER HALLWAY

Double glazed window to rear aspect.

**BEDROOM ONE 15' 2" x 8' 10" (4.62m x 2.69m) plus door recess 6' 7" x 3' 8" (2.01m x 1.12m)**

Double glazed lead light window to front aspect. Radiator. Single mirrored wardrobe to remain.



**BEDROOM FOUR 9' 10" x 9' 7" (3m x 2.92m)**

Double glazed lead light window to rear aspect. Radiator.

**WET ROOM**

Obscure double glazed window to rear aspect. A white three piece suite comprising wet room area with adjustable shower over, wash hand basin and low level wc. Extractor fan. Shaver point. Tiled walls. Radiator.

**CONSERVATORY/LEAN-TO 15' 8" x 8' 2" (4.78m x 2.49m)**

Plumbing and space for washing machine. Space for tumble dryer and two freezers. Door to rear aspect.

**EXTERIOR.**

As previously mentioned the overall plot is approaching three acres and has a large hardstanding area which in turn leads to a lawn area with plants, shrubs and trees. Exterior tap. Large gates providing access to front.

**LARGE SHED** with power and light. Chicken coop. **FOUR STABLES. LEAN TO BARN** with lighting. **TWO STABLES** with lighting. Pig sty and run. Various external water taps. **PADDOCKS** to rear of garden.





The **FRONT** has off street parking for numerous vehicles or possible caravan/boat storage. Wide access to the side of the bungalow which provides additional parking.



TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (121.4 SQ.M.)  
Made with Metropix 100175

## Energy Performance Certificate



Dozen & One, Pudsey Hall Lane, Canewdon, ROCHFORD, SS4 3RY

Dwelling type: Detached bungalow Reference number: 0337-2838-7772-9805-1341  
 Date of assessment: 06 March 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 07 March 2015 Total floor area: 121 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

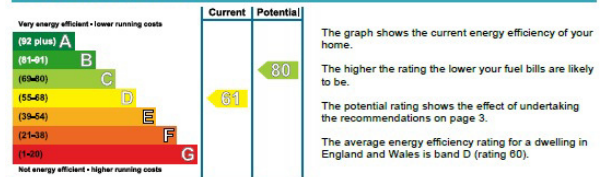
Estimated energy costs of dwelling for 3 years:	£ 3,477
Over 3 years you could save	£ 984

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 201 over 3 years	
Heating	£ 2,644 over 3 years	£ 2,076 over 3 years	
Hot Water	£ 324 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,477</b>	<b>£ 2,493</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 597	✓
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 186	✓
3 Low energy lighting for all fixed outlets	£30	£ 93	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### 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.