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## **Daws Heath Road, Rayleigh Guide price £800,000**

This stunning family residence, situated in the heart of Rayleigh, perfectly combines sophisticated design with bespoke luxury touches, creating a home of unparalleled elegance. To fully appreciate its charm and exceptional craftsmanship, an in-person viewing is highly recommended.

The property boasts a spacious lounge, an elegant formal dining room and a stunning conservatory offering versatile spaces ideal for year-round entertaining. With four generously proportioned double bedrooms, three of which feature en-suite bathrooms, and an additional family bathroom, every family member is ensured a private sanctuary for relaxation. A dedicated office space provides the perfect setup for remote work or quiet study. The rear garden, designed for low-maintenance living, is a haven for outdoor enjoyment, whether hosting al fresco dinners, barbecues, or simply soaking up the sun. A secure gated driveway accommodates multiple vehicles with ease, while the garage offers additional parking or valuable storage. Positioned just a short stroll from Rayleigh High Street, the property enjoys easy access to an array of shops, bars, and restaurants. Nearby, you'll also find Rayleigh mainline train station, highly regarded schools including FitzWimarc Secondary, scenic parks, and a wealth of local amenities making it the ideal location for a modern family lifestyle. Guide price £800,000 to £850,000.

#### Entrance Hall

Dimensions: 25'0" x 15'2" > 6' (7.62m x 4.62m)

A grand entrance featuring a half-glazed door with a matching glazed side panel, leading into a welcoming space with luxury durable Amtico flooring. The spindled staircase ascends to the first floor, complemented by a generously sized, lighted under-stairs cupboard for convenient storage. The hall also includes an internal door to the garage, dado rail detailing, a radiator, and glazed double doors providing access to the lounge. Additional doors lead to other key areas of the home.

#### Kitchen/Breakfast Room

Dimensions: 15'6" x 13'0" (4.72m x 3.96m)

A bespoke German Poggen Pohl Kitchen with base and eye level units and large island with breakfast bar, granite work surfaces, granite sink with smart Zip hydrotap G4, 2 integrated Miele ovens and grill with steamer and warming drawers, integrated ice dispensing fridge/freezer, integrated Miele dishwasher, cupboard space for washing machine, cupboard space for tumble dryer, Miele 4 ring induction and 2 ring gas hob with extractor fan over, integrated wine cooler, feature glass splashbacks, a granite work surface with a matching central island and breakfast bar, power points, 2 modern vertical radiators, shelving, spot lights, double glazed lead light style windows to rear aspect, obscure double glazed lead light style door to side aspect.

#### Lounge

Dimensions: 18'7" x 15'3" (5.66m x 4.65m)

Accessed through elegant glazed double doors from the reception hall, this spacious lounge benefits from a double-aspect layout with side windows and French doors leading to the conservatory. A centrepiece limestone fireplace with an electric log-effect fire adds warmth and charm. The coved and skimmed ceiling features a central light and three wall-mounted light points. Includes both TV and telephone points.

#### Dining Room

Dimensions: 16'7" x 10'9" (5.05m x 3.28m)

A formal dining space illuminated by a UPVC double-glazed square bay window at the front of the property. The room boasts a coved and skimmed ceiling with a central light point, a radiator, and a half-glazed door linking to the entrance hall.

#### Office

Dimensions: 9'11" x 9'6" (3.02m x 2.9m)

A fully fitted study with bespoke wood furniture offering two desk areas, cupboards, and drawers. A UPVC double-glazed side window adds natural light, while a coved and skimmed ceiling with a central light

point enhances the ambiance. Equipped with a radiator and TV point for convenience.

#### Conservatory

Dimensions: 15'4" x 11'3" (4.67m x 3.43m)

A bright, versatile space constructed with part brick and UPVC, featuring windows to the side and rear. French doors lead to the rear garden, while additional French doors with glazed side panels provide access to the lounge. The conservatory is finished with laminate flooring, a central light point, and a radiator.

#### Cloakroom

Dimensions: 9'4" x 3'7" (2.84m x 1.09m)

A stylish cloakroom with a UPVC double-glazed window, Amtico flooring, and a radiator. It features a pedestal wash hand basin with a tiled splashback, a low-level WC, and a coved, skimmed ceiling with recessed lighting.

#### First Floor Landing

A spacious landing area with a window on the half-landing, providing natural light. Includes a boarded and insulated loft, a double airing cupboard, and a coved and skimmed ceiling with a pendant light.

#### Master Suite

Bedroom Dimensions: 17'0" x 16'0" (5.18m x 4.88m)

This luxurious master suite includes two UPVC double-glazed square bay windows, a smooth coved ceiling with central and wall lighting, a radiator, and both TV and telephone points, access to the dressing room and en suite.

Dressing Room: 10'0" x 6'6" (3.05m x 1.98m)

Fitted with solid oak wardrobes along two walls, featuring a coved ceiling with central lighting, access to the en suite.

Ensuite: 13'0" x 6'0" (3.96m x 1.83m)

A luxurious shower room with fully tiled walls and flooring, a double walk-in shower with glass and chrome-edged doors, rain showerhead, and Mira control panel. Includes a black gloss vanity unit with dual sinks, matt black heated towel rail, and chrome accessories.

#### Bedroom Two

Dimensions: 16'6" x 11'0" (5.03m x 3.35m)

Features UPVC windows to the rear, fitted wardrobes, a coved and skimmed ceiling, a radiator, and an ensuite with a shower cubicle, pedestal basin, and low-level WC.

#### Ensuite

Dimensions: 9' 8" x 3' 10" (2.95m x 1.17m)

Obscure double glazed lead light style windows to side aspect, double shower cubicle with glazed partitions, low level WC, pedestal wash hand basin, radiator, extractor fan, shaver point, part tiled walls, tiled flooring, spot lights.

#### Bedroom Three

Dimensions: 13'6" x 10'0" (4.11m x 3.05m)

Offers a smooth, coved ceiling, radiator, and ensuite with modern fittings including a shower cubicle, vanity sink, and chrome heated towel rail.

#### Ensuite

Dimensions: 10' 7" x 3' 10" (3.23m x 1.17m)

Obscure double glazed lead light style windows to side aspect, double shower cubicle with glazed partitions, low level WC, pedestal wash hand basin, radiator, part tiled walls, tiled flooring, spot lights.

#### Bedroom Four

Dimensions: 13'6" x 12'6" (4.11m x 3.81m)

A bright room with a square bay window, smooth ceiling, and dual light points.

#### Family Bathroom

Dimensions: 11'9" x 7'9" (3.58m x 2.36m)

A modern bathroom with a panelled bath, pedestal basin, low-level WC, tiled finishes, and a radiator with a chrome towel rail.

#### Rear Garden

A south-facing garden featuring an Indian sandstone patio and Astro Turf for low maintenance. Includes an outdoor tap, lighting, and gated side access.

#### Frontage

Enclosed by a front wall with wrought iron railings, a remote controlled electric sliding gate and lighting. Block-paved driveway with gated access to both sides, access to the garage with electric door via remote control.

#### Garage

Dimensions: 16'6" x 11'6" ( 5.03m x 3.51m)

An electric door with remote control, light and power, curtesy door opening to the hallway.

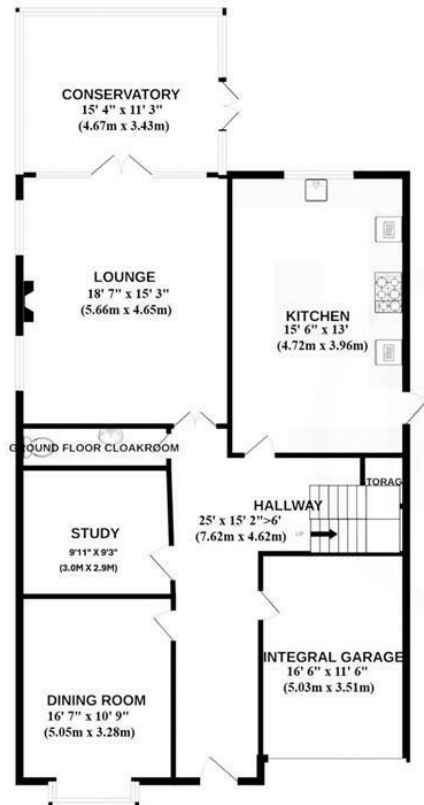
#### Agent Note

The property also benefits from a CCTV, alarm and intercom system.



GROUND FLOOR

1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**DAWS HEATH ROAD**  
**RAYLEIGH**  
🚗x4 🚲x5

| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-10) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-10) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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