

**To arrange a viewing contact us
today on 01268 777400**



Somerset Avenue, Rochford, Essex, Guide price £400,000

£400,000 - £425,000 Aspire Estate Agents are delighted to present this beautifully presented three-bedroom, three-storey semi-detached home.

Lovingly maintained by its current owners, this stunning property offers spacious and stylish accommodation throughout. Upon arrival, you are welcomed by a generous gated driveway and a charming oak-framed porch, leading into a bright and airy entrance hall. The hallway provides a clear line of sight through to the rear of the home, where a spacious open-plan kitchen/diner awaits. This modern space features a central island and elegant bifold doors that open directly onto the rear garden — perfect for entertaining and family living.

At the front of the property, a well-proportioned lounge offers a cosy yet spacious retreat.

The first floor comprises two generously sized bedrooms and a sleek, contemporary family bathroom. On the second floor, you'll find a large master bedroom complete with its own stylish en-suite shower room, offering a private sanctuary.

The rear garden is a standout feature, boasting multiple patio areas and a covered bar area — ideal for summer gatherings.

The property also presents excellent potential for further extension to the rear or side (subject to the necessary planning permissions), making it a fantastic long-term home.

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Ground floor

Entrance hall 13.07 x 5.06ft

Lounge 13.07 x 10.09ft

Kitchen 10.11 x 16.09ft

1st Floor

Landing 8.00 x 6.00ft

Utility under stairs 8.05 x
6.00ft

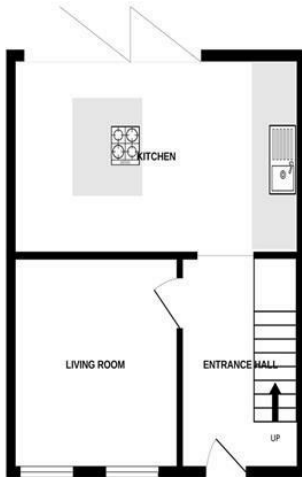
Bed 2 10.05 x 12.10ft

Bed 3 10.05 x 11.00ft

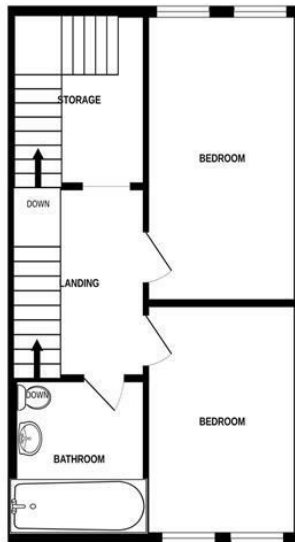
2nd Floor

Bedroom 11.09 x 13.03ft

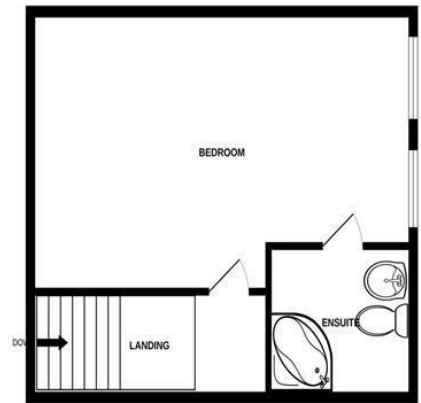
GROUND FLOOR



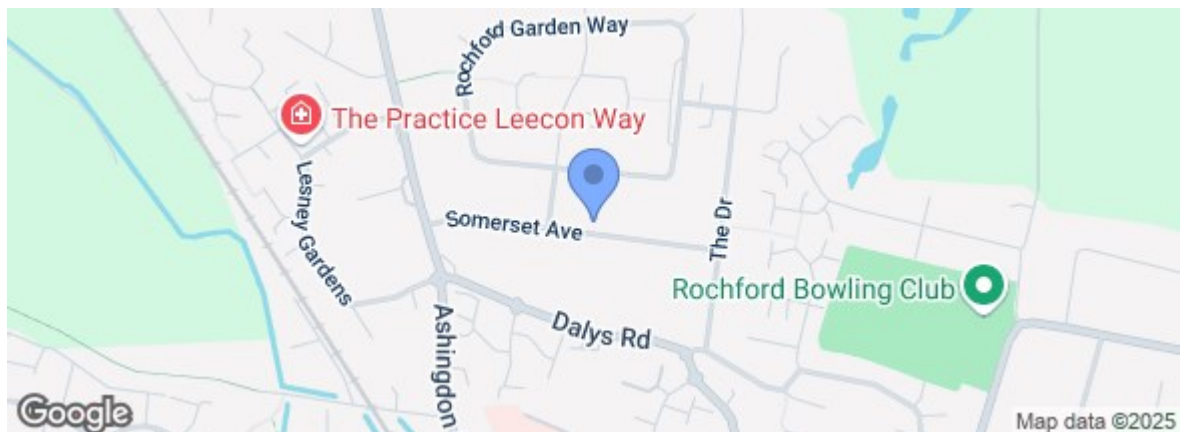
1ST FLOOR



2ND FLOOR



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.