

Fambridge Road, North Fambridge

CM3 6NB

CURTIS O'BOYLE

Sales & Lettings





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Presented to a very high standard a beautiful and modern family home situated in the highly desirable village of North Fambridge convenient for the local marina and railway station. The property offers over 3360 sqft of accommodation and sits on a plot of approximately 0.22 acres backing onto fields.

There is a feeling of space and luxury throughout every room as you enter via an imposing entrance hall, to the stunning 43 feet kitchen/dining/family room with Westbury orangery and back round to the large living room with impressive fireplace. Ideal family home with office, games room, utility and cloakroom, along with four bedrooms to the first floor with two en-suites, family bathroom and dressing room to the principal suite.

The house benefits from SMART technology so that the lighting, heating, CCTV can be operated from a tablet or smart phone along with some electric blinds and curtains.

At the end of the landscaped rear garden is an orangery garden room ideal as a gym. Ample parking on the gated driveway leading to the attached double garage.

ACCOMMODATION

ENTRANCE HALL Obscure double glazed timber entrance door, two obscure double glazed windows to front aspect, radiator, coved to smooth ceiling, wood effect tiled flooring, control panel for SMART system, stairs to first floor with step lighting.

LIVING ROOM 24' 8" x 17' 5" (7.52m x 5.31m) max. Two double glazed windows to side aspect with remote blinds, obscure double glazed window to side aspect, coved to smooth ceiling with recessed lighting, three radiators, feature fireplace, wood effect tiled flooring, glazed French doors to entrance hall, open plan to orangery/family area.

ORANGERY/FAMILY ROOM 22' 6" x 12' 4" (6.86m x 3.76m) Double glazed French doors to rear garden, double glazed windows to rear and side aspects with fitted remote blinds, skylight orangery roof lantern, three radiators, smooth ceiling with recess lighting and speakers, wood effect tiled flooring, open plan to games room and kitchen/diner.

KITCHEN/DINER 19' 10" x 11' 10" (6.05m x 3.61m) Double glazed French doors to rear garden, double glazed window to rear aspect, range of bespoke units and breakfast island with quartz work tops, Rangemaster cooker with induction hob, double bowl sink unit with mixer tap and Quooker tap and fluted drainer, integrated Siemens full height fridge, freezer and dishwasher, smooth ceiling with recessed lighting, wood effect tiled flooring.

GAMES ROOM 14' 5" x 11' (4.39m x 3.35m) Smooth ceiling with feature spotlights for wall paintings and recessed speakers, radiator, fabric panelled walls.

OFFICE 11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front aspect with remote blind, coved to smooth ceiling with recessed lighting and speakers, wood effect tiled flooring.

UTILITY ROOM 9' 6" x 6' 4" (2.9m x 1.93m) Obscure double glazed window to side aspect, full height units, smooth ceiling with recessed lighting, stainless steel sink bowl with mixer tap inset into quartz worktops, built in Siemens microwave and coffee maker, large wine fridge, plumbing for washing machine.

CLOAKROOM Obscure double glazed window to side aspect, smooth ceiling with recessed lighting, wall light, tiled floor, WC with concealed cistern, wash hand basin with storage below.

FIRST FLOOR LANDING Double glazed window to front aspect, radiator, coved to smooth ceiling with recessed lighting, loft access, wood effect tiled flooring.

BEDROOM ONE 19' 11" x 14' (6.07m x 4.27m) Two double glazed windows to rear and side aspects with field views, coved to smooth ceiling with recessed lighting, wood effect tiled flooring, door to ensuite, open plan to dressing room.

DRESSING ROOM 11' 4" x 7' 10" (3.45m x 2.39m) Double glazed window to rear aspect, radiator, smooth ceiling with recessed lighting, fitted shelving and hanging space.

ENSUITE 11' 10" x 6' 4" (3.61m x 1.93m) Double glazed window to side aspect, smooth ceiling with recessed lighting, heated towel rail, free standing back to wall bath, WC with concealed cistern, wash hand basin with floating storage drawers below, screened shower, tiled floor and walls.

BEDROOM TWO 14' 10" x 14' 10" (4.52m x 4.52m) plus recess. Double glazed windows to front and side aspects, radiator, smooth ceiling with recessed lighting, built in wardrobe to recess, door to ensuite.

ENSUITE Double glazed window to side aspect, heated towel rail, tiled floor and walls, smooth ceiling with recess lighting, tiled shower cubical, wash hand basin with storage below, close coupled WC.

BEDROOM THREE 13' 4" x 11' 11" (4.06m x 3.63m) Double glazed window to front aspect, radiator, coved to smooth ceiling.

BEDROOM FOUR 12' 11" x 11' 7" (3.94m x 3.53m) Double glazed window to rear aspect with field views, radiator, coved to smooth ceiling.

BATHROOM Double glazed window to side aspect, heated towel rail, smooth ceiling with recessed lighting, wood effect tiled flooring, part tiled walls, back to wall roll top bath, close coupled WC, twin wash hand basin with cupboard below.

FRONT GARDEN Electric gates to block paved driveway, various shaped flower and shrub beds to boundary, outdoor power point, gated side access to rear garden, outside tap to side passage, oil tank behind garage.

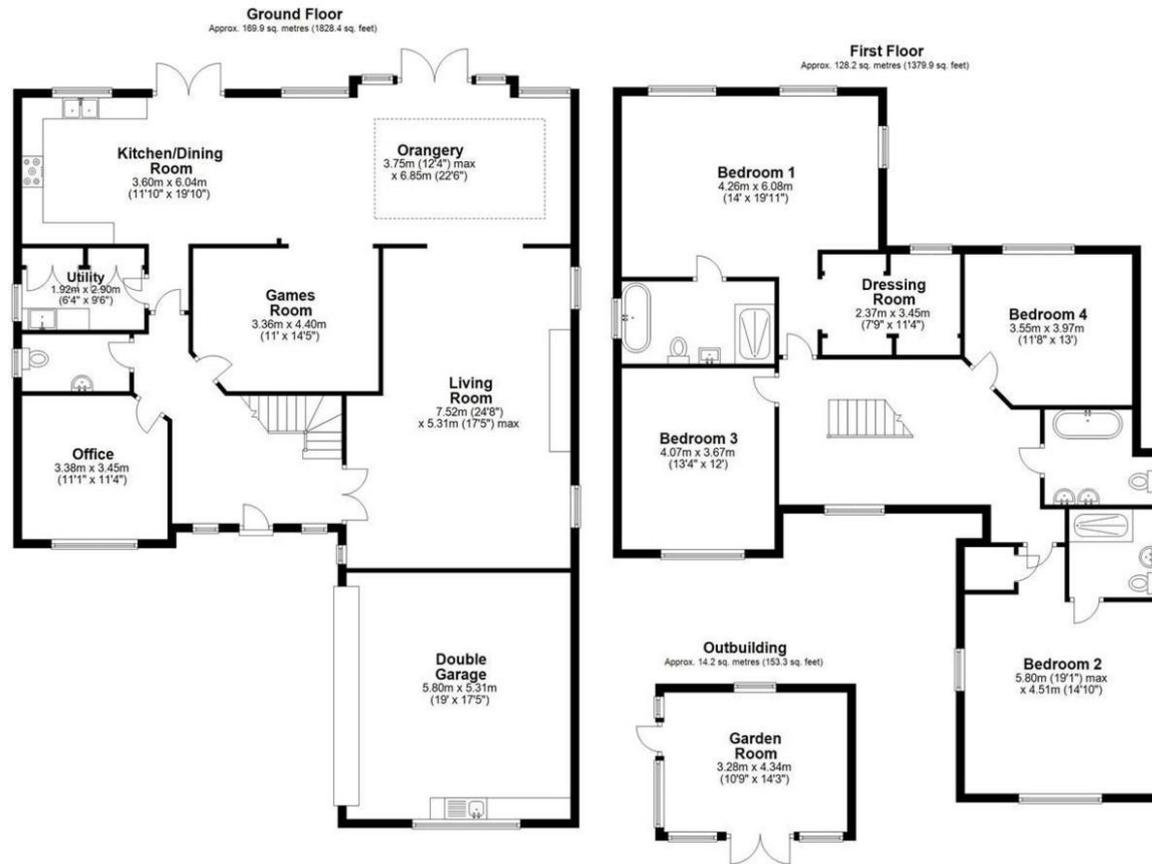
DOUBLE GARAGE 19' x 17' 5" (5.79m x 5.31m) Electric up and over door, double glazed window to front aspect, fitted units, stainless steel sink unit with hot and cold feed mixer tap inset into worktops, oil fired boiler, hot water tank.

REAR GARDEN 90' (27m) approx in length. Commences with paved patio area, remainder mostly laid to lawn, paved path through to cover BBQ area, further patio and Garden Room, timber summerhouse, fencing to boundary, various flower and shrub borders.

GARDEN ROOM/GYM 14' 3" x 10' 9" (4.34m x 3.28m) Orangery roof lantern with remote blind, double glazed doors to two aspects, double glazed windows to two aspects, air con unit.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Total area: approx. 312.3 sq. metres (3361.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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