



Beckingham Street,
Tolleshunt Major
CM9 8LJ

CURTIS O'BOYLE

Sales & Lettings



Beckingham Street, Tolleshunt Major

CM9 8LJ

£750,000

ENTRANCE HALL Obscure double glazed entrance door, double glazed windows to side aspects, smooth ceiling with inset downlighters, radiator, tiled floor, built in cupboard, understairs cupboard, stairs to first floor.

STUDY 10' 7" x 8' (3.23m x 2.44m) Double glazed window to front aspect, radiator.

SHOWER ROOM 5' 9" x 5' 2" (1.75m x 1.57m) Obscure double glazed window to side aspect, smooth ceiling with inset downlighters, corner shower cubicle, vanity wash hand basin, close coupled WC, tiled splash backs, tiled floor with underfloor heating.

BEDROOM FOUR 12' 8" x 8' 1" (3.86m x 2.46m) Double glazed window to side aspect, radiator.

LOUNGE 14' 10" x 12' 4" (4.52m x 3.76m) Double glazed window to side aspect, radiator, coved to smooth ceiling, brick fireplace with log burner, fitted unit to recess.

KITCHEN 13' 4" x 10' 6" (4.06m x 3.2m) Double glazed window to side aspect, open plan to family/dining room, fitted base and wall units, stainless steel sink bowl with mixer tap inset into quartz work top with fluted drainer, built in electric oven, grill and microwave, four ring hob with hood above, integrated dishwasher, fridge freezer and wine cooler, tiled floor with underfloor heating

FAMILY/DINING ROOM 24' 11" x 15' 1" (7.59m x 4.6m) Double glazed sliding patio doors to rear garden, double glazed window to side aspect, three roof lantern windows, tiled floor with underfloor heating.

FIRST FLOOR LANDING Loft access, linen cupboard.

BEDROOM ONE 15' 3" x 11' 1" (4.65m x 3.38m) Double glazed French doors to rear aspect, radiator, smooth ceiling.

DRESSING ROOM 9' 4" x 6' 2" (2.84m x 1.88m) Double glazed window to side aspect, built in cupboard, fitted wardrobe.

BEDROOM TWO 12' 3" x 8' 6" (3.73m x 2.59m) Double glazed window to side aspect, radiator.

BEDROOM THREE 10' 8" x 8' 4" (3.25m x 2.54m) Double glazed window to front aspect, radiator, built in cupboard, eaves access.

SHOWER ROOM 8' 1" x 7' 7" (2.46m x 2.31m) Obscure double glazed window to side aspect, smooth ceiling with inset downlighters, heated towel rail, tiled shower cubicle with Aqualisa shower, close coupled WC, vanity wash hand basin, part tiled walls, extractor fan.

REAR GARDEN Overall Plot 0.43 Acres Commences with paved patio area with remainder mostly laid to lawn and backing onto fields with fencing and shrubs to boundaries, raised pond to side garden, stepping stones through to summer house/gym.

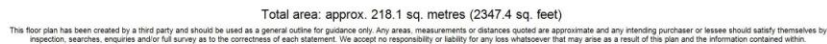
GYM/ENTERTAINMENT ROOM 22' x 15' 4" (6.71m x 4.67m) Double glazed windows to front and side aspects, power and light connected, water connected, wood effect laminated flooring.

FRONT GARDEN Gated access to front onto shingled driveway for several vehicles leading to garage.

GARAGE 16' 4" x 12' 1" (4.98m x 3.68m) Up and over doors to front and rear, double glazed door to rear garden, sink unit with hot and cold water, plumbing for washing machine.



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



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Northwood Beckingham



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		