



Orsett £795,000





## Coppins, Fordhams Row, Orsett, Grays, Essex, RM16 3LA

A DELIGHTFUL FOUR BEDROOM DETACHED 'POTTON' BUILT HOME SITUATED IN AN IDYLIC LOCATION IN THE HEART OF ORSETT VILLAGE CONSERVATION AREA HAVING EN SUITE TO MASTER BEDROOM, STUDIO/OFFICE AND OWN DRIVEWAY TO GARAGE WHICH HAS BEEN FINISHED TO AN EXCELLENT STANDARD THROUGHOUT. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ KITCHEN/DINING ROOM
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ BATHROOM
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ GARDEN

- ❖ ENTRANCE HALL
- ❖ UTILITY ROOM
- ❖ STUDY
- ❖ LANDING
- ❖ FOUR BEDROOMS
- ❖ GARAGE
- ❖ STUDIO/OFFICE

## **ENTRANCE PORCH**

Double glazed windows to two aspects. Amtico flooring. Double glazed door to:

## **ENTRANCE HALL**

Boxed radiator. Tiled flooring. Power points. A wealth of exposed timbers and brickwork.

## **CLOAKROOM**

Obscure double glazed window. Cast iron radiator. Tiled flooring. White suite comprising of Concealed cistern W.C. Vanity wash hand basin with drawer under. Tiling to walls.

## **LOUNGE** 19' 0" x 14' 11" (5.79m x 4.54m)

Double glazed window to front. Cast iron radiator. Amtico flooring. Power points. Exposed timbers to ceiling. Feature Stock Brick fireplace. Double glazed French doors to garden.

## **KITCHEN/DINING ROOM** 22' 7" x 14' 7" >11' 5" (6.88m x 4.44m > 3.48m)

Double glazed window to front. Cast iron radiator. Beamed ceiling with inset lighting. Amtico flooring. Power points. A range of base and eye level units with complimentary Quartz work surfaces with glass upstands. Inset sink unit with mixer tap. Built in warming plate, combi and fan ovens. Five ring gas hob with extractor over. Island unit with Quartz work surface and cupboards under. Integrated dishwasher and washing machine. Double glazed French doors to garden.



**UTILITY ROOM** 7' 5" x 5' 5" (2.26m x 1.65m)

Double glazed windows to front and rear. Amtico flooring. Range of base and eye level units with complimentary work surfaces. Recesses for appliances. Tiled splashbacks. Boiler (not tested). Double glazed doors to rear and front.

**STUDY** 7' 6" x 6' 11" (2.28m x 2.11m)

Double glazed window to front. Cast iron radiator. Tiled flooring. Power points.

**LANDING**

Double glazed window to rear. Cast iron radiator. Fitted carpet. Access to loft space.

**MASTER BEDROOM** 18' 3" x 15' 9" max (5.56m x 4.80m max)

Double glazed windows to front and rear. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. power points. An extensive range of fitted wardrobes with bed recess and cupboards over.

**EN-SUITE**

Velux window. Heated towel rail. Inset lighting to ceiling. Amtico flooring. White suite comprising of corner shower cubicle with mixer shower over. Low flush WC. Vanity wash hand basin with drawer under. Tiling to walls.





**BEDROOM TWO** 11' 7" x 9' 6" (3.53m x 2.89m)

Double glazed window to front. Radiator. Inset lighting to beamed ceiling. Fitted carpet. Power points. A range of fitted wardrobes.

**BEDROOM THREE** 10' 9" x 8' 10" (3.27m x 2.69m)

Double glazed window to front. Inset lighting to beamed ceiling. Fitted carpet. Power points. Single and double wardrobes with matching drawer unit.

**BEDROOM FOUR** 10' 4" x 8' 9" (3.15m x 2.66m)

Double glazed window to front. Radiator. Inset lighting to beamed ceiling. Fitted carpet. Power points. A range of single and double wardrobes and matching drawer unit.

**BATHROOM**

Obscure double glazed window and velux window. Inset lighting to ceiling. Tiled flooring. Vanity wash hand basin with drawer under. Corner shower cubicle with mixer shower. Free standing bath with mixer tap and shower attachment. Concealed cistern W.C. Tiling to walls.

**REAR GARDEN**

Block paved patio stepping to lawn. Raised flower and shrub borders. Paved patio. Log cabin with Hot Tub. Power and light connected.



### **FRONT GARDEN**

Gated block paved driveway providing parking for several vehicles. Outside tap and lighting. Shrub borders. Gated side entrance.

### **STUDIO/OFFICE** 17' 5" x 8' 7" (5.30m x 2.61m)

Four velux windows. Vaulted ceiling with inset lighting. Power points. French doors to driveway.

### **INTEGRAL GARAGE**

Up and over door. Power and light.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock council tax band: F. EPC: TBC. The property is situated on a private road.



## AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.





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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.**

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		80 <b>C</b>
55-68	<b>D</b>	64 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

