



Orsett £1,150,000

Chandler & Martin

AN IMPRESSIVE FIVE BEDROOM DETACHED PROPERTY SITUATED IN A PRIVATE GATED DEVELOPMENT BUILT BY STONEBOND IN 2002 WHICH OFFERS SUPERB LIVING ACCOMMODATION, FIVE SPACIOUS BEDROOMS WITH THREE EN-SUITES AND DOUBLE GARAGE. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ STUDY
- ❖ LOUNGE
- ❖ UTILITY ROOM
- ❖ THREE EN-SUITES
- ❖ REAR GARDEN
- ❖ DOUBLE GARAGE
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ FIVE BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ PARKING FOR THREE VEHICLES

CANOPIED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Double glazed window to front. Boxed radiator. Coving to ceiling. Laminate flooring. Power points. Stairs to first floor. Cloaks cupboard. Double doors to Lounge.



CLOAKROOM

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Tiling to walls with border tile finish.

KITCHEN/FAMILY ROOM 31' 0" x 27' 10" (9.44m x 8.48m) max

Double glazed windows to three aspects. Three boxed radiators. Coving to ceiling with inset lighting. Tiled flooring. Power points. A range of base and eye level units with granite work surfaces. Inset sink unit with mixer tap. Built in combi and fan ovens. Gas hob with extractor fan over. Integrated fridge, freezer and dishwasher. Built in double cupboard. Double glazed door to side. Double glazed French doors to garden.



UTILITY ROOM 7' 2" x 6' 5" (2.18m x 1.95m)

Double glazed window to side with shutters. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with complementary work surfaces. Inset stainless steel sink unit with mixer tap. Cupboard housing boiler (Not tested). Recesses for appliances. Tiled splashback.



LOUNGE 19' 1" x 14' 2" (5.81m x 4.31m)

Two double glazed windows to side. Boxed radiator. Coving to ceiling with inset lighting. Power points. Feature Inglenook fireplace with exposed brickwork to chimney. Double glazed French doors to garden.



DINING ROOM 14' 6" x 11' 6" (4.42m x 3.50m)

Double glazed window to front. Boxed radiator. Coving to ceiling with inset lighting. Laminate flooring. Power points. Double doors to lounge.



STUDY 11' 8" x 8' 2" (3.55m x 2.49m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted furniture with desk and cupboard space.



GALLERIED LANDING

Two double glazed windows to front. Boxed radiator. Coving to ceiling. Fitted carpet. Power points. Built in airing cupboard with lagged tank.

MASTER BEDROOM 22' 3" x 12' 6" (6.78m x 3.81m)

Double glazed window to rear. Two radiators. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of double fitted wardrobes with hanging and shelf space. Matching dressing table and drawer units.

ENSUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Low flush W.C. Vanity wash hand basin with cupboard under. Double shower cubicle with mixer shower over. Tiling to walls.

BEDROOM TWO 16' 0" x 11' 0" (4.87m x 3.35m)

Double glazed window to rear. Radiator. Coving to ceiling with inset lighting. Laminate flooring. Power points. A range of sliding door wardrobes with hanging and shelf space.

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting. Tiled flooring. Low flush W.C. Pedestal wash hand basin. Double shower with mixer shower over.

BEDROOM THREE 14' 5" x 10' 5" (4.39m x 3.17m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points.

BEDROOM FOUR 13' 1" x 9' 9" (3.98m x 2.97m) max

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. A range of fitted wardrobes with hanging and shelf space.



BATHROOM

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Panelled bath with central mixer tap. Vanity wash hand basin. Low flush W.C. Shower cubicle with mixer shower over. Tiling to walls.

SECOND LANDING

Fitted carpet. Power points. Built in cupboard.

GUEST BEDROOM 18' 2" x 14' 1" (5.53m x 4.29m)

Double glazed dormer windows to front and rear. Two radiators. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage. Access to loft.

EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Amtico flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Panelled bath with central mixer tap and tiled surround. Panelling to walls.

REAR GARDEN

South facing rear garden with immediate paved patio leading to lawn. Flower and shrub borders. Stone garden feature. Personal door to double garage. Gated side access.



FRONT GARDEN

Lawn with hedge boundaries. Path. Stone driveway providing parking for three vehicles.

DOUBLE GARAGE

Detached double garage with twin electric up and over doors. Power and light.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council tax band: G. EPC: TBC.



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.



The Orchid, Rectory Fields, Rectory Road, Orsett, Grays, Essex, RM16 3JN



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 believed 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 energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	73 C	77 C
39-54	E		
21-38	F		
1-20	G		

