



Orsett Village £865,000



14 School Lane, Orsett Village, Essex, RM16 3JS

AN OPPORTUNITY TO ACQUIRE THIS SPACIOUS FIVE BEDROOM DETACHED PROPERTY SITUATED IN AN ENVIABLE POSITION WITH VIEWS OVER THE LOCAL CRICKET GREEN, WHICH HAS BEEN TASTEFULLY DECORATED THROUGHOUT AND MAINTAINED TO A HIGH STANDARD. EARLY VIEWING ADVISED. EPC: C.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ STUDY
- ❖ DINING ROOM
- ❖ MASTER BEDROOM SUITE WITH DRESSING ROOM AND BATHROOM
- ❖ EN SUITE TO BEDROOM THREE
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ CLOAKROOM
- ❖ LOUNGE
- ❖ SUPERB KITCHEN/FAMILY ROOM
- ❖ EN SUITE TO BEDROOM TWO WITH WALK IN WARDROBE
- ❖ SECOND FLOOR LANDING
- ❖ FAMILY BATHROOM
- ❖ WALLED BLOCK PAVED DRIVEWAY TO ATTACHED GARAGE

CANOPIED ENTRANCE PORCH

Seating with storage under. Door to:

ENTRANCE HALL

Cast iron radiator. Oak flooring. Power points. Coving to ceiling. Spindled staircase to first floor with cupboard under.

CLOAKROOM

Cast iron radiator. Tiled flooring. White suite comprising of low flush WC. Coving to ceiling. Wall mounted wash hand basin with tiled splashback.

STUDY 11' 3" x 7' 8" (3.43m x 2.34m)

Two double glazed windows to front with shutters. Radiator. Oak flooring. Power points. A range of fitted office furniture with desk and shelf space.

LOUNGE 15' 11" x 12' 8" (4.85m x 3.86m)

Two double glazed windows to front with shutters. Two cast iron radiators. Fitted carpet. Power points. Feature stone fireplace with fitted gas fire (Not tested). Coving to ceiling. Double bevelled glass doors to:

DINING ROOM 12' 8" x 10' 11" (3.86m x 3.33m)

Double glazed windows to rear with central French doors. Cast iron radiator. Fitted carpet. Coving to ceiling. Power points.



KITCHEN/FAMILY ROOM 20' 8" x 19' 5" max (6.29m x 5.91m max)

Double glazed window to rear with shutters. Inset lighting to ceiling. Tiled flooring. Power points. A range of Davonport base and eye level units with granite work surfaces and built in chopping board. Inset one and one half single drainer sink unit with mixer and hot taps. Integrated dishwasher. Built in dresser unit with shelving and concealed lighting. Underfloor heating. Media wall with electric fire. Recess for range style cooker with canopy over. Conservatory area with double glazed windows to three aspects with shutters and French doors to garden.

UTILITY ROOM 6' 4" x 5' 8" (1.93m x 1.73m)

Radiator. Tiled flooring. Power points. Wall units with integrated American style fridge/freezer. Recess and plumbing for automatic washing machine. Boiler (Not tested). Underfloor heating. Door to garage.

LANDING

Double glazed window to front with shutters. Cast iron radiator. Fitted carpet. Power points. Double airing cupboard with lagged hot water tank.

MASTER BEDROOM 12' 11" x 12' 11" (3.93m x 3.93m)

Two double glazed windows to front with shutters. Cast iron radiator. Fitted carpet. Coving to ceiling. Power points. Door to.



DRESSING ROOM 12' 11" x 7' 0" (3.93m x 2.13m)

Double glazed window to side with shutters. Fitted carpet. Power points. Dressing table. Extensive hanging, drawer and shelf space. Door to.

EN SUITE

Two obscure double glazed windows. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of glass screened shower cubicle with mixer shower. Low flush WC. Pedestal wash hand basin. Free standing bath with central mixer tap. Tiling to walls with vertical border tile.

BEDROOM TWO 15' 1" x 10' 6" (4.59m x 3.20m)

Two double glazed windows to rear with shutters. Cast iron radiator. Fitted carpet. Power points. Built in double wardrobe with hanging and shelf space. Dressing table. Further walk in wardrobe. Mood lighting.

EN SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring with underfloor heating. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Double shower cubicle with mixer shower. Tiling to walls. Shaver point.

BEDROOM THREE 12' 1" x 11' 2" (3.68m x 3.4m)

Two double glazed windows to front with shutters. Radiator. Fitted carpet. Power points. Two fitted wardrobes with bed recess.



EN SUITE

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Tiled shower cubicle with mixer shower.

SECOND FLOOR LANDING

Velux window. Cast iron radiator. Fitted carpet. Power points.

BEDROOM FOUR 18' 2" > 15'9 x 14' 6" (5.54m > 4.8m x 4.42m)

Double glazed window to front with shutters. Velux window to rear. Cast iron radiator. Fitted carpet. Power points. Range of fitted wardrobes with hanging and shelf space. Mood lighting.

BEDROOM FIVE 11' 4" > 9'1 x 13' 0" (3.45m > 2.77m x 3.96m)

Double glazed window to front with shutters. Radiator. Fitted carpet. Power points. Eaves storage cupboards.

BATHROOM

Velux window. Heated towel rail. Tiled flooring. White suite comprising of pedestal wash hand basin. Low flush WC. Panelled bath with mixer shower attachment. Tiling to walls. Shaver point.



REAR GARDEN

Immediate paved patio leading to artificial lawn with stone border. Shed. Outside lighting and tap. Personal door to garage.

FRONT GARDEN

Mainly paved providing parking for several vehicles with walled boundaries.

ATTACHED GARAGE

Presently used as a gym. Electric roller shutter door. Power and light. Ladder to loft space. Door to garden.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: G. EPC: C. Management fee to RMG approximately £144.22 pa.



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. 6. A management charge payable to RMG applies and is approximately £144.22 per annum. Also a fee is charged to join the Orsett Village Residents Association.



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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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

