



Dalys Road | | Rochford | SS4 1RA

Price Guide £745,000

bear
Estate Agents

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* £745,000 - £765,000 * This exceptional four bedroom, three bathroom detached family home offers an impressive 2,758 sq. ft of versatile living space, making it ideal for large families or those seeking dual living potential. Boasting three reception rooms, two kitchens, a private garden, ample parking, and no shortage of luxury touches throughout, this is a truly remarkable home.

- Four Double Bedrooms and Three Bathrooms plus a WC
- Three Reception Rooms and a Conservatory Offering Versatile Living
- Annex Potential with a Second Kitchen and Sitting Room
- Stunning Master Suite with a Dressing Room and Luxury Ensuite
- Bright Conservatory Overlooking Garden
- Large Main Kitchen plus a Separate Dining Room
- Generous Rear Garden with a Patio and Lawn
- Ample Off-Street Parking and Two Garages
- Solar Panels and Air Conditioning
- Prime Rochford Location close to Schools, Station and Amenities





The property has been finished to an excellent standard, with spacious rooms, high-quality flooring, and a bright, airy feel throughout. The layout is designed for flexibility, with the unique benefit of a bay-fronted ground floor bedroom, shower room, and second kitchen/lounge forming an ideal annex for extended family or guests. Externally, a generous driveway provides off-street parking for multiple vehicles, complemented by two garages, a well-maintained rear garden with lawn and patio, covered lean to, air conditioning in all bedrooms and solar panels for energy efficiency.

Situated on Dalys Road in Rochford, this property is ideally placed for families, falling within catchment for Stambridge Primary Academy and Waterman Primary Academy. Rochford Train Station offers quick access into London, while local bus links and nearby amenities make day-to-day life convenient. Parks, schools, and shops are all within easy reach.

Porch

5'7 x 4'4 (1.70m x 1.32m)

Plastered ceiling, vinyl flooring, radiator, power points, double doors to:

Entrance Hall

16'8 x 4'4 > 9'4 x 6'1 (5.08m x 1.32m > 2.84m x 1.85m)

Coved plastered ceiling, Karndean flooring with integrated floor spotlights, staircase to first floor, radiator, power points.

Coat & Storage Room

11'6 x 4'1 (3.51m x 1.24m)

Plastered ceiling, wood flooring, radiator.

Sitting Room

12'8 x 11'9 (3.86m x 3.58m)

Double glazed bay window to front, fitted carpet, electric fireplace, radiator, power points.

Bedroom Four (Annex)

11'9 x 9'0 (3.58m x 2.74m)

Double glazed bay window to front, wood effect flooring, A/C unit, radiator, power points.

Ground Floor Shower Room (Annex)

6'8 x 5'11 (2.03m x 1.80m)

Three-piece suite with wall mounted vanity unit, glass shower cubicle, low-level WC, wood effect flooring, heated towel rail.

Second Kitchen (Annex)

16'8 x 11'10 (5.08m x 3.61m)

White gloss units at eye and base level, worktops, integrated oven, electric hob with extractor, space for appliances, dining area, A/C unit, radiator, double glazed door to lean-to, double doors to main house.

Inner Hallway

13'2 x 4'4 > 9'0 x 3'0 (4.01m x 1.32m > 2.74m x 0.91m)

Coved ceiling, Karndean flooring, radiator, power points.

Ground Floor WC

7'4 x 2'7 (2.24m x 0.79m)

Two-piece suite, wall mounted sink, WC, kardean flooring.

Dining Room

11'9 x 9'9 (3.58m x 2.97m)

Double glazed side window, wood flooring, radiator, power points, double doors to:



Living Room

22'1 x 14'7 (6.73m x 4.45m)

Fitted carpet, double glazed front strip window, feature fireplace with gas fire, radiator, power points, double doors to conservatory.

Conservatory

21'3 x 13'4 (6.48m x 4.06m)

Double glazed windows to rear and side, wood flooring, bi-fold doors to garden, double doors to kitchen.

Main Kitchen

18'4 x 15'7 (5.59m x 4.75m)

Range of units with stainless steel worktops, range cooker with extractor, dishwasher, fridge/freezer space, 1.5 stainless steel sink with drainer, wood flooring, tiled splashbacks, radiator, wine racks.

Landing

Double glazed side window, fitted carpet, loft access.

Master Suite

16'11 x 7'8 > 14'0 x 12'1 (5.16m x 2.34m > 4.27m x 3.68m)

Incorporating a raised dressing area with built-in mirrored wardrobes, double glazed rear window, two skylights, wood flooring, eaves storage, radiator, A/C unit, door to:

Dressing Room

11'10 x 7'5 (3.61m x 2.26m)

Smooth ceiling, solid wood flooring, wardrobes and storage, boiler, door to:

Ensuite

10'6 x 7'6 (3.20m x 2.29m)

Four-piece suite with double vanity sinks, whirlpool bath, shower cubicle, low-level WC, marble tiled flooring, underfloor heating, heated towel rail, eaves storage.

Bedroom Two

13'5 x 11'0 (4.09m x 3.35m)

Double glazed front window, solid wood flooring, electric fireplace, eaves storage, A/C unit, radiator.

Bedroom Three

13'5 x 10'10 (4.09m x 3.30m)

Double glazed front window, solid wood flooring, electric fireplace, eaves storage, A/C unit, radiator.

Bathroom

10'0 x 6'0 (3.05m x 1.83m)

Four-piece suite with vanity sink, shower cubicle, bath, WC, tiled flooring, underfloor heating, heated towel rail.

Garden

Patio area, lawn with mature shrubs, two garages, wooden shed, secure fencing, side access, covered lean to to the side of the house, outside lights, water tap.

Frontage

Paved driveway with ample parking, solar panels, gated side access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	8
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2009/1/E	

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