



**14 Wolsey Park**  
**Rayleigh, Essex SS6 9UN**  
**Offers in excess of £605,000**

- 4 Bedrooms
- 2 Bathrooms
- Spacious Lounge
- Kitchen/Family Room
- Utility & Cloakroom
- Study/Dining Room
- Must Be Viewed Internally
- Delightful Gardens
- 23' x 11' Garage
- Overlooking Parkland



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
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**\*\*\*\* IMMACULATE 4 BEDROOM FAMILY HOME WITH SUPERB KITCHEN/FAMILY ROOM \*\*\*\***

This nearly new detached home offers well proportioned accommodation with the benefit of a spacious reception hall, formal lounge, Study/dining room, open plan kitchen family room, utility & cloakroom,

To the first floor is 4 bedrooms with a master bedroom having a dressing area & en-suite shower room, family bathroom, fitted shutters & air conditioning

Externally the rear garden has an entertainment area, detached 23' x 11' garage and ample parking, Situated in this popular development with open spaces and also within easy access to Schools, Shops & Rayleigh Station

**ACCOMMODATION**

**RECEPTION HALL**

UPVC double glazed door to front, Amtico flooring, stairs to first floor with under storage cupboard, radiator behind cover, radiator, power points,

**CLOAKROOM**

Quality white suite comprising, low level wc, wash hand basin, Amtico flooring, radiator, spot lighting, extractor fan,

**LOUNGE 19' x 11'4 (5.79m x 3.45m )**

Double aspect room with UPVC double glazed windows to three elevations & French doors to the rear garden, Air conditioning system, radiators, power & Tv points,

**STUDY/DINING ROOM 11'9 x 11' (3.58m x 3.35m )**

UPVC double glazed window to front, Amtico flooring, radiator, power & telephone points, air conditioning system,

**KITCHEN/FAMILY ROOM 18'4 x 11'7 (5.59m x 3.53m )**

A bright & Spacious room with UPVC windows to rear & side elevations, French doors to the rear garden, fitted with range of Shaker style units to both eye level & base level, natural stone worktops incorporating a breakfast bar, inset sink drainer, five ring gas hob with extractor, double oven, integrated fridge freezer & dishwasher, Amtico flooring, radiator behind cover, spot lighting, power points,

**UTILITY ROOM 6'5 x 6' (1.96m x 1.83m )**

Fitted base units with quartz stone worktops, inset sink drainer, wall mounted boiler cupboard, plumbing for washing machine, Amtico flooring, radiator, power points, spot lighting, extractor fan,

**FIRST FLOOR LANDING**

UPVC double glazed window to rear, storage/airing cupboard, radiator behind cover, power points,

**BEDROOM 1 With Dressing area 18'5 x 11'4 max (5.61m x 3.45m max)**

UPVC double glazed windows to front, side & rear elevations, radiator, power & Tv points, air conditioning system,

**EN - SUITE SHOWER ROOM**

UPVC double glazed window to front, white suite comprising, large shower cubicle with glazed door, low level wc, wash hand basin, splash back tiling, heated towel rail, spot lighting, extractor fan, shaver point,

**BEDROOM 2 14'4 max x 11'3 (4.37m max x 3.43m)**

UPVC double glazed window to front, radiator, power & Tv points,

**BEDROOM 3 12' x 10'1 (3.66m x 3.07m)**

UPVC double glazed window to rear, radiator, power & Tv points,

**BEDROOM 4 12' x 7' (3.66m x 2.13m )**

UPVC double glazed window to rear, access to loft space, radiator, power & Tv points

**BATHROOM**

UPVC double glazed window to side, quality white suite comprising, panelled bath with glazed screen & thermostatically controlled shower/mixer taps, low level wc, wash hand basin, tiled splash backs, heated towel rail, spot lighting & extractor fan, shaver point,

**OUTSIDE**

**REAR DARDEN**

Paved patio area with bi-folding roof, leading to lawn, further entertainment area with paving, gazebo lighting & power points,

**FRONT**

The property is set back from the road with lawn area & hedgerows,

**GARAGE & PARKING**

Drive way provides parking for two cars and access to both the rear garden & garage

**DETACHED GARAGE 23' x 11' (7.01m x 3.35m)**

Up and over door to front, UPVC double glazed French doors to side, vinyl flooring, lighting & power points, ( The garage has been partitioned to provide two areas to incorporate a workroom