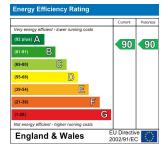




12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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



	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛝		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	U Directiv	





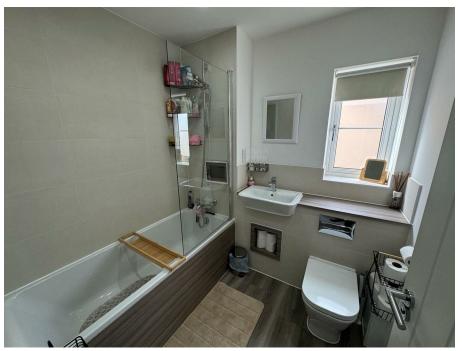






### 14 Wolsey Park Rayleigh, Essex SS6 9UN £600,000

- 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













## WITH SUPERB KITCHEN/FAMILY ROOM \*\*\*\*

This nearly new detached home offers well UPVC double glazed windows to front, side & rear proportioned accommodation with the benefit of a elevations, radiator, power & Tv points, air 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 conditioning

Externally the rear garden has an entertainment area, point, 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

A bright & Spacious room with UPVC windows to rear GARAGE & PARKING & 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 & 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,

#### \*\*\*\* IMMACULATE 4 BEDROOM FAMILY HOME BEDROOM 1 With Dressing area 18'5 x 11'4 max (5.61m x 3.45m max)

conditioning system,

#### **EN - SUITE SHOWER ROOM**

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

> 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,

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 dishwasher, Amtico flooring, radiator behind cover. French doors to side, vinyl flooring, lighting & power points, (The garage has been partitioned to provide two areas to incorporate a workroom