



**4 Nelson Close
Rayleigh, SS6 8HE
£785,000**

- Prime Cul De Sac Location
- Up To 5 Bedrooms
- Possible Annexe Accommodation
- Superb Kitchen/Breakfast Room
- Dining Room
- Spacious Lounge
- 3 Bathrooms
- Utility Room
- Wrap Around Garden
- Extensive Parking

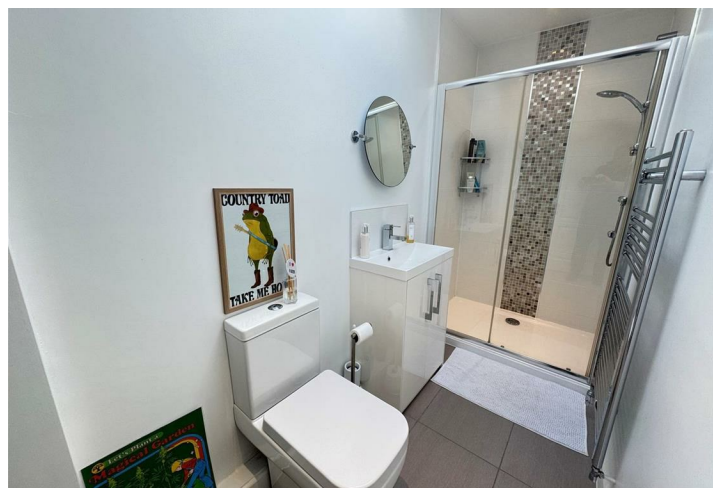


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** UPTO 5 BEDROOMS WITH 3 BATHROOMS ****

St George Homes are pleased to offer for sale this spacious and immaculate home offering universal accommodation of up to 5 bedrooms or potential annexe accommodation,

To the ground floor is a welcoming reception hall leading to the 19' lounge, dining room & luxury kitchen/breakfast room providing excellent living and entertaining space with the addition of a utility room two bedrooms & quality shower room, an inner lobby leads you to a further bedroom with shower room, to the first floor are two further bedrooms & en-suite bathroom

Externally is a delightful wrap around garden and extensive parking to the front elevation

Situated in a most sought-after cul de sac location yet close to local Schools, Victoria park & countryside walks whilst Rayleigh Town Centre with an extensive range of shops & eateries are a short walk as is Rayleigh Station.

ACCOMMODATION

RECEPTION HALL

UPVC door with glazed insets leading to a welcoming hall with laminate flooring, stairs to first floor, coving, radiator, power points, coving, spot lighting,

LOUNGE 19' x 11'9 (5.79m x 3.58m)

UPVC double glazed window to front and sliding doors to the dining room, feature fireplace with matching hearth and mantle, gas living flame fire, coving, radiator, power & Tv points, coving, spot lighting,

DINING ROOM 18'7 x 8'8 (5.66m x 2.64m)

UPVC double glazed windows & door to rear, roof light window, laminate flooring, radiator, power points, open way to kitchen/breakfast room

KITCHEN/BREAKFAST ROOM 17'9 x 13'6 (5.41m x 4.11m)

UPVC double glazed window to rear & further roof light window, fitted with a quality range of cream Shaker style eye level & base level units matching full height cupboards to one wall & central island incorporating a breakfast bar,, wood block worktops incorporating stainless steel 1.5 sink drainer, 5 ring hob with extractor fan & double oven, integrated dishwasher, larder Fridge & larder freezer, spot lighting, laminate flooring, boiler cupboard, power & Tv points,

UTILITY ROOM 9'7 x 8'3 (2.92m x 2.51m)

Double glazed windows to three elevations & door to garden, fitted base units with worktops above, space for tumble dryer, laminate flooring, power points,

BEDROOM 1 (ground floor) 14' x 10'1 (4.27m x 3.07m)

UPVC double glazed window to front, fitted wardrobes to one wall, radiator, power & Tv points, coving,

BEDROOM 2 (ground floor) 10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window to side, coving, radiator, power points,

SHOWER ROOM (ground floor)

UPVC double glazed window to side, recently installed white suite comprising a large walk in shower with glazed door thermostatically controlled rain fall shower & hand attachment, wash hand basin with cupboards below, low level wc, fitted storage cupboard, heated towel rail, quality tiled walls & matching flooring, spot lighting & extractor fan,

INNER HALL

Spot lighting open wardrobe area with fitted hanging rails

The hall provides access to the protentional of annexe accommodation

BEDROOM 3 14'3 x 7'4 (4.34m x 2.24m)

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

SHOWER ROOM

Roof light window, modern white suite comprising low level wc, vanity wash hand basin having storage cupboards below, large shower cubicle splash back wall tiling & matching floor, heated towel rail, spot lighting, extractor fan

FIRST FLOOR LANDING

Velux sky light window to the rear elevation, fitted storage cupboards, spot lighting

BEDROOM 4 11'4 x 10'5 (3.45m x 3.18m)

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

EN-SUITE BATHROOM

UPVC double glazed window to front, white suite comprising, panelled bath with shower/mixer taps, low level wc, pedestal wash hand basing, tiled walls with matching floor, heated towel rail, spot lighting, extractor fan,

BEDROOM 5/STUDY 10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window to rear fitted wardrobes to one wall & fitted desk unit, radiator, power points,

OUTSIDE

FRONT GARDEN

Mainly laid to block paving providing extensive parking side gate to rear garden

REAR GARDEN

A delightful wrap around garden with paved patio with raised shrub beds, lawn area's with raised sleeper beds & further decking area, lighting & tap