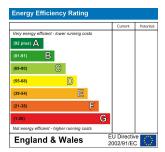


12-14 Berrys Arcade High Street Rayleigh SS6 7EF

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Environmental Impact (CO <sub>2</sub> ) Rating		
	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		
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## 4 Nelson Close Rayleigh, SS6 8HE Guide price £765,000

- Prime Cul-De-Sac Location
- Up To 5 Bedrooms
- Possible Annexe Accommodation
- Superb Kitchen/Breakfast Room
- Spacious Lounge
- 3 Bathrooms
- Wrap Around Garden
- Fitzwimarc & Edward Francis School Catchments
- Extensive Parking
- GUIDE PRICE £765,000-£785,000













### \*\*\*\* UP TO 5 BEDROOMS WITH 3 BATHROOMS lighting, laminate flooring, boiler cupboard, power & Tv \*\*\*\*FITZWIMARC CATCHMENT\*\*\*\*

St George Homes are pleased to present this immaculate and spacious detached home, offering versatile accommodation with up to five bedrooms or the potential for a self-contained annexe.

#### Ground Floor:

A welcoming reception hall leads to a bright and generous 19' lounge, separate dining room, and a luxury kitchen/breakfast room—ideal for modern family living and entertaining. A useful utility room adds convenience. Two ground-floor bedrooms and a high-quality shower room offer points, flexible living options. An inner lobby leads to an additional bedroom with its own shower room, perfect for guests, UPVC double glazed window to side, recently installed extended family, or annexe use.

#### First Floor:

Upstairs, you'll find two further bedrooms, including a spacious principal room with an en-suite bathroom.

The property enjoys a beautifully maintained wrap-around garden providing a private and peaceful outdoor space. Extensive parking is available to the front, ideal for multiple accommodation vehicles.

#### Location:

Located in a highly sought-after cul-de-sac, the home is ideally placed for Fitzwimarc and Edward Francis Schools, SHOWER ROOM Victoria Park, and scenic countryside walks. Rayleigh Town Centre, with its wide range of shops, eateries, and amenities, is just a short walk away, as is Rayleigh Station, offering excellent commuter links.

#### **ACCOMMODATION**

#### **RECEPTION HALL**

UPVC door with glazed insets leading to a welcoming hall with laminate flooring, stairs to first floor, coving, radiator, BEDROOM 4 11'4 x 10'5 (3.45m x 3.18m) 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 UPVC double glazed window to front, white suite the dining room, feature fireplace with matching hearth and mantle, gas living flame fire, coving, radiator, power & Tv wc, pedestal wash hand basing, tiled walls with matching 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 UPVC double glazed window to rear fitted wardrobes to one window, laminate flooring, radiator, power points, open way wall & fitted desk unit, radiator, power points, to kitchen/breakfast room

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

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 REAR GARDEN to one wall & central island incorporating a breakfast bar,, A delightful wrap around garden with paved patio with raised drainer, 5 ring hob with extractor fan & double oven, decking area, lighting & tap integrated dishwasher, larder Fridge & larder freezer, spot

#### 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

#### **SHOWER ROOM (ground floor)**

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,

Spot lighting open wardrobe area with fitted hanging rails The hall provides access to the protentional of annexe

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

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

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

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

### **EN-SUITE BATHROOM**

comprising, panelled bath with shower/mixer taps, low level floor, heated towel rail, spot lighting, extractor fan,

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

#### OUTSIDE

#### **FRONT GARDEN**

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

wood block worktops incorporating stainless steel 1.5 sink shrub beds, lawn area's with raised sleeper beds & further