



**6 Rowan Close
Rayleigh, Essex SS6 9GQ
£675,000**

- 5 Bedrooms
- Cloakroom
- Open Plan Kitchen/Diner
- Superb Orangery
- Bathroom & En-Suite Shower Room
- 22' Lounge
- Ample Parking
- Garage/Games Room
- L Shaped Garden
- Popular Cul De Sac Location



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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			
(92 plus) A			
(81-91) B			
(69-80) C			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



****EXTENDED 5 BEDROOM FAMILY HOME WITH EXCELLENT CONTEMPORARY OPEN PLAN GROUND FLOOR LIVING ****

We are pleased to offer for sale this most spacious family home extended by the current owners and offers to the ground floor a welcoming reception hall, cloakroom, 22'8 lounge, a delightful open plan kitchen/diner & orangery.

To the first & 2nd floor are 5 bedrooms, and 3 bathrooms.

The property benefits from upvc double glazing, ample parking & double garage/games room, to the rear is a wrap around garden with sunny patio area and lawn gardens.

Situated in a popular cul de sac location close to Swayne park, Schools, Shops & easy access to Rayleigh High Street & Station.

ACCOMMODATION

RECEPTION ROOM

Double glazed door, tiled flooring, stairs to first floor with storage cupboard below, coved, radiator, power points,

CLOAKROOM

UPVC double glazed window to front, suite comprising low level wc, wall mounted wash hand basin, splash back tiling & complimentary tiled floor, radiator, coving,

LOUNGE 26'2 x 12'8 (7.98m x 3.86m)

Double aspect room with bay window to front & patio doors to rear, feature stone fireplace with matching hearth & inset gas living flame fire, coving, radiator, power & Tv points,

OPEN PLAN KITCHEN & DINNING ROOM 22'8 x 24'5 max (6.91m x 7.44m max)

UPVC double glazed window to front & rear with French doors to garden, fitted kitchen area with shaker style eye level & base level units, complimentary work tops incorporating a breakfast bar, inset sink with mixer taps, ceramic hob with extractor, oven, integrated fridge-freezer, dishwasher, plumbing for washing machine & space for tumble dryer, tiled floor, radiators, power points, spot lighting, open-way to:

ORANGERY 14'8 x 12'9 (4.47m x 3.89m)

UPVC double glazed windows to two elevations & French doors to the rear garden, large roof lantern, spot lighting, tiled floor, radiators, power points,

FIRST FLOOR LANDING

Three UPVC double glazed windows to front elevation, stairs to 2nd floor, spot lighting, radiator, power points,

BEDROOM 1 15'2 x 14'8 (4.62m x 4.47m)

UPVC double glazed window to side, fitted wardrobes to one wall, air condition unit, radiator, power points,

EN-SUITE SHOWER ROOM 11'1 x 7'5 (3.38m x 2.26m)

UPVC double glazed window to front,

BEDROOM 2 14' x 12'1 max (4.27m x 3.68m max)

UPVC double glazed window to rear, fitted wardrobes, coving, radiator, power points,

BEDROOM 3 11'7 x 9'7 (3.53m x 2.92m)

UPVC double glazed window to front, fitted wardrobes in recess radiator, power points, coving,

FAMILY BATHROOM

UPVC double glazed window to rear, fitted with a quality white suite comprising freestanding bath, low level wc, vanity wash hand basin with storage cupboards below, fully tiled walls & contrasting tiled floor, heated towel rail, spot lighting & extractor fan,

2ND FLOOR LANDING

Velux window to front, power point,

BEDROOM 4 14'8 x 10'6 (4.47m x 3.20m)

UPVC double glazed window to rear, fitted wardrobes with sliding mirror fronted doors, radiator, power & Tv points, open way to dressing area, door to Jack & Jill En-Suite

DRESSING AREA 10'7 x 7'4 (3.23m x 2.24m)

Eves storage cupboards, power points,

BEDROOM 5 13'2 x 11'8 (4.01m x 3.56m)

UPVC double glazed window to rear, fitted wardrobes to one wall, radiator, power & Tv points, door to Jack & Jill En-Suite Shower Room

JACK & JILL EN-SUITE SHOWER ROOM

UPVC double glazed window to rear, white suite suite comprising large walk in shower, low level wc, vanity wash hand basin with cupboards below, fully tiled walls & flooring, heated towel rail, spot lighting, extractor fan,

REAR & SIDE GARDENS

A delightful wrap around garden with extensive lawns, paved patio, established shrubs, lighting & tap, access to front,

FRONT GARDEN

Established shrub beds, own drive providing ample parking and access to garage/games room

GARAGE/GAMES ROOM 21' x 19'5 (6.40m x 5.92m)

Door to side, electric radiator, power points wall lights & spot lighting, can easily be reinstated as a double garage, or utilised into an Annexe