




77 Alice Gardens, Rochford, Essex, SS4 1YD

Four Bedroom Detached House / OIEO: £570,000 / Tel: 01702 207720





Welcome to this lovely **four bedroom** detached family home situated on the prestigious Elizabeth Gardens development in Rochford. As you step inside, you are greeted by the spacious entrance hall with doors leading to the generous lounge offering direct access to the rear garden, a separate dining room, a modern fitted kitchen offering space for a dining table, making it the perfect spot for casual dining and a convenient ground floor cloakroom. Upstairs, you will find the four bedrooms with an en-suite shower room to bedroom one, alongside a three-piece family bathroom. Outside, the garden is of a good size whilst the front provides parking for vehicles and access to the detached garage.

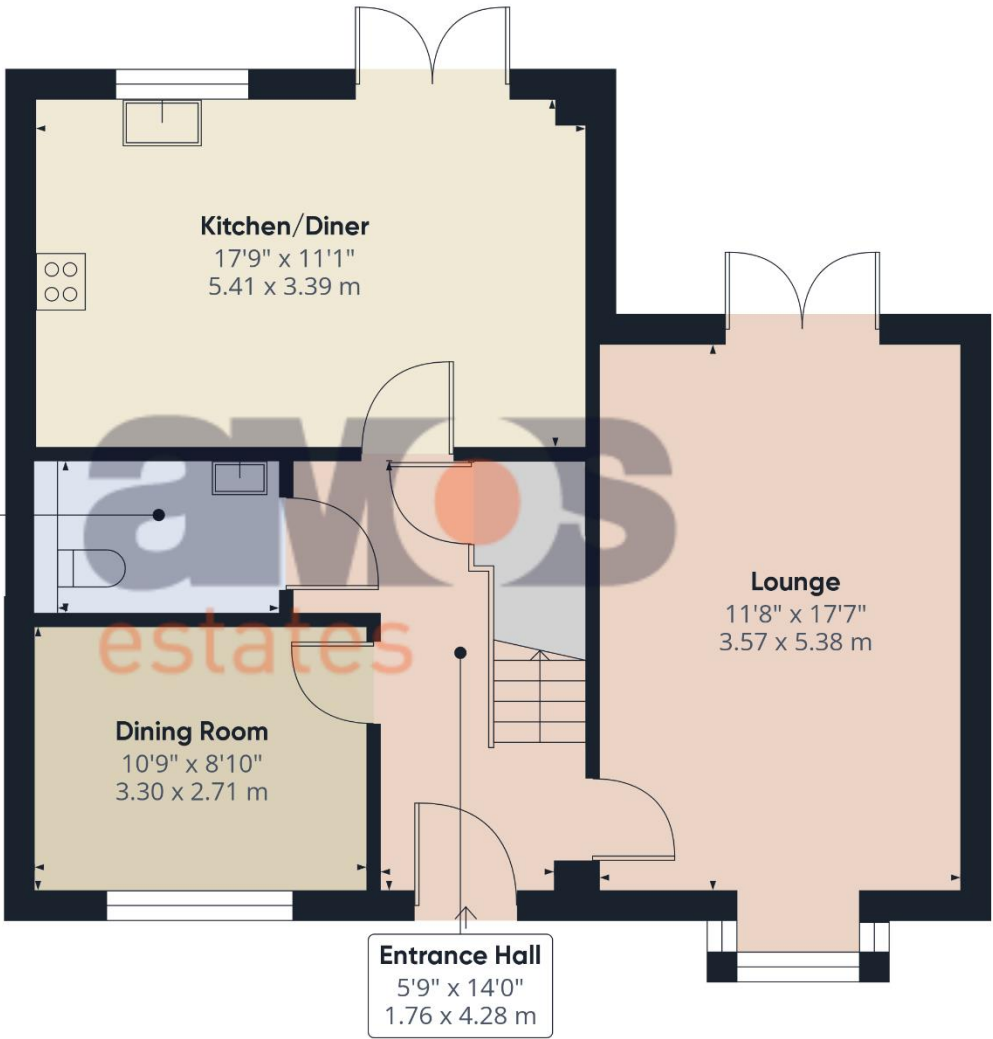
Location wise, the property is close to Rochford Hundred Golf Club, Clements Hall Sports Centre and easy distance of shops and train station with fast access to London. We have produced a **360' virtual tour** so you can see inside straight away but anticipate significant interest so would suggest an early viewing appointment.

Find us on

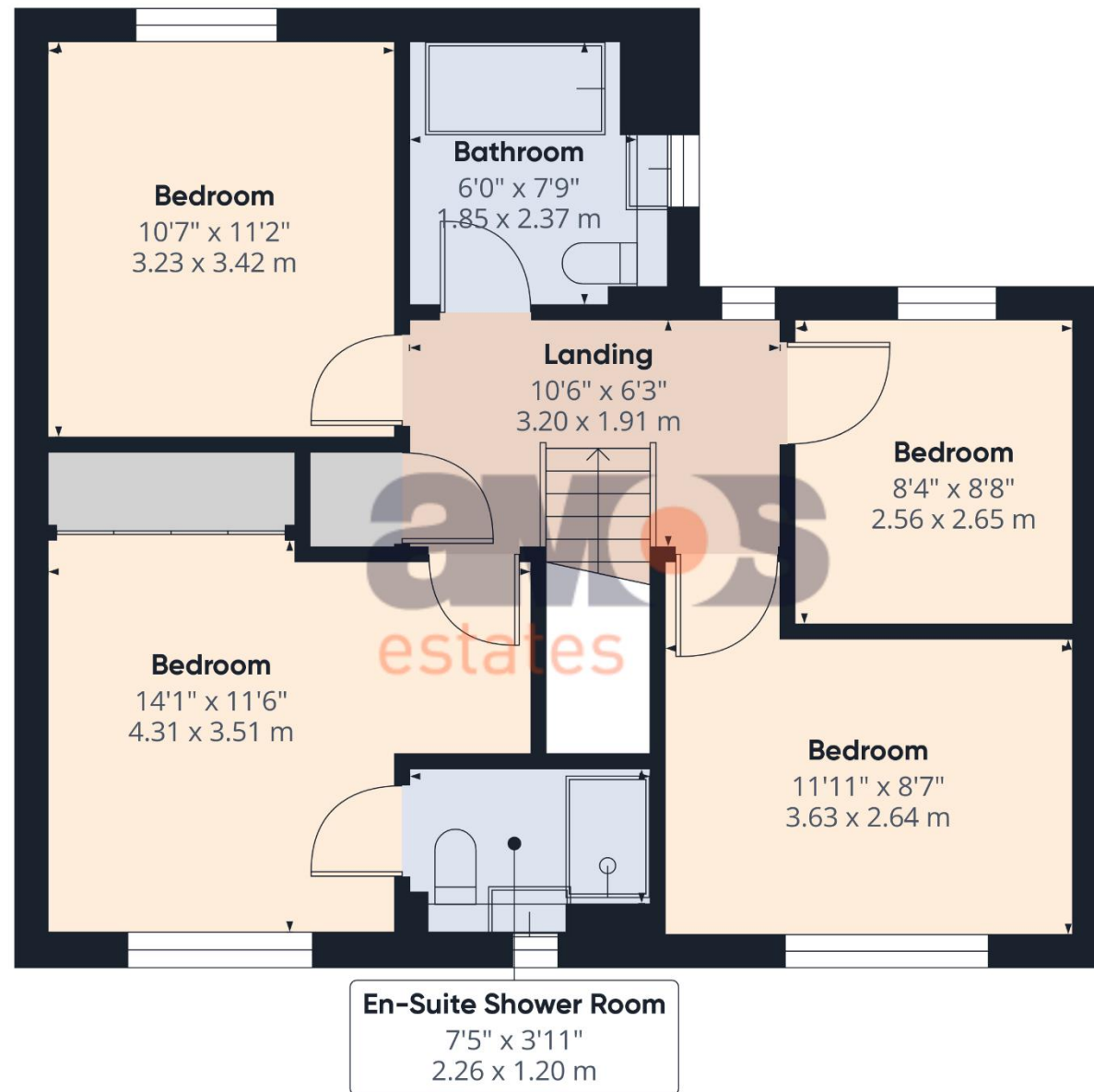


A space to
call home.

Ground Floor Cloakroom
7'3" x 4'7"
2.21 x 1.40 m



First Floor



Floor 1



Property Information

- / Detached Family Home
- / Four Bedrooms
- / Cloakroom, En-Suite & Family Bathroom
- / Two Reception Rooms
- / Driveway & Detached Garage
- / EPC Rating: B
- / Council Tax Band: F
- / 1280.16 Sq. Ft in Size
- / 360' Virtual Tour



Entrance Hall /

14'0 x 5'9

Smooth plastered ceiling, wood effect floor covering, staircase to first floor accommodation with fitted carpet and wood balustrade, storage cupboard, radiator, doors leading off:

Ground Floor Cloakroom /

7'3 x 4'7

Two-piece suite comprising of wall mounted sink with mixer tap, low level w/c with dual flush, smooth plastered ceiling, wood effect floor covering, extractor fan, radiator.

Lounge /

17'7 x 11'8

Double glazed window to front aspect, double glazed patio doors to rear garden, smooth plastered ceiling, radiators, power points.

Dining Room /

10'9 x 8'10

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Kitchen/Diner /

17'9 x 11'1

Fitted at both eye and base level in a range of white units with wood roll working surface over, integrated gas hob with extractor fan above, 1.5 stainless steel sink with mixer tap and drainer, integrated double oven, integrated fridge/freezer, space for washing machine, integrated dishwasher, double glazed window to rear aspect, wood effect floor covering, smooth plastered ceiling with integrated spotlights, space for dining table, double glazed French doors to rear garden, radiator, power points.





Galleried Landing /

10'6 x 6'3

Double glazed window to rear aspect, smooth plastered ceiling, wood balustrade, loft access, fitted carpet, storage cupboard housing water tank, radiator, doors leading off:

Bedroom One /

14'1 x 11'6

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, built in mirrored sliding wardrobes, radiator, power points, access to:

En-Suite Shower Room /

7'5 x 3'11

Three-piece suite comprising of safety glass cubicle with fitted shower unit, wall mounted sink with mixer tap, low level w/c with dual flush, double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel radiator, extractor fan.

Bedroom Two /

11'2 x 10'7

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Three /

11'11 x 8'7

Double glaze window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Four /

8'8 x 8'4

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, radiator, power points.





Family Bathroom /

7'9 x 6'0

Three-piece suite comprising of integrated bath with mixer tap and fitted shower with safety glass, wall mounted sink with mixer tap, low level w/c with dual flush, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel radiator.

Rear Garden /

Sun patio to immediate rear followed by sun decked area leading to outbuilding, shingle area, mature planting, secure fence boundaries, access to garage.

Front Garden /

Block paved driveway to the side of the property providing parking for vehicles, access to garage, side gate providing access to garden.

Detached Garage /

Up and over door

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



