

**SCOTT &
STAPLETON**

STAMBRIDGE ROAD
Rochford, SS4 1DT
£950,000





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Scott & Stapleton are excited to offer for sale this fabulous detached family house with well planned accommodation of approx. 2,500 sq ft, occupying an outstanding south backing plot of approx. 250' x 60'.

This super property has huge potential for further extensions (stpp) but currently comprises of spacious accommodation including a 24' x 18' lounge, 2 further reception rooms, fitted kitchen, utility & cloakroom plus a fabulous 23' x 17' conservatory overlooking the rear garden.

The first floor has 4 double bedrooms, 2 of which are full suites with large dressing rooms, & en suites plus a further family bathroom.

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The first floor has 4 double bedrooms, 2 of which are full suites with large dressing rooms, & en suites plus a further family bathroom.

The property is set well back from the road with ample off street parking leading to the larger than average integral garage whilst the rear garden is a real feature of the property extending to approx. 175' x 60' backing on to open farmland with a huge lawn and mature trees & shrubs.

A quiet & semi rural setting yet just minutes from Rochford town centre, mainline railway station & schools whilst Southend city centre with all its amenities is just a 10 minute drive away.

Offered with no onward chain this is a perfect opportunity to buy a 'forever home' in a beautiful setting, an early internal inspection is strongly advised.



Accommodation comprises

UPVC entrance door with double glazed lead light inset, leading to entrance porch.

Entrance porch

1.93m x 1.35m (6'4 x 4'5)

UPVC double glazed lead light windows to sides. Radiator, tiled floor. Part glazed double doors leading to entrance hall.

Entrance hall

4.14m x 2.51m (13'7 x 8'3)

Large welcoming hallway with stairs to first floor & understairs storage, radiator in cover, coved ceiling.

Ground floor cloakroom

2.31m x 0.81m (7'7 x 2'8)

Low level WC, wash hand basin in vanity unit, fully tiled floor & walls, radiator, extractor fan.

Lounge

7.44m x 4.04m increasing to 5.54m (24'5 x 13'3 increasing to 18'2)

Impressive dual aspect room with UPVC double glazed lead light window to front & double glazed patio doors to rear on to garden. Feature fireplace with inset gas fire, radiator, coved ceiling.

Dining room

4.39m x 3.48m (14'5 x 11'5)

Double glazed patio doors to rear in to conservatory. Radiator, coved ceiling

Home office/play room

3.18m x 2.95m (10'5 x 9'8)

UPVC double glazed lead light window to front. Double radiator, coved ceiling.

Conservatory

7.06m x 4.67m increasing to 5.23m (23'2 x 15'4 increasing to 17'2)

Fabulous room overlooking garden with UPVC double glazing to 3 sides & roof, 2 sets of french doors on to garden. 3 radiators, tiled floor.

Kitchen

4.19m x 2.64m (13'9 x 8'8)

Open archway to rear in to conservatory. Range of base & eye level units with drawers over base units & further drawer pack. Integrated electric double oven, separate electric hob, extractor fan & fridge/freezer, space for dishwasher. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, ceiling spotlights. Door to utility room.

Utility room

4.42m x 1.73m (14'6 x 5'8)

UPVC obscure double glazed door to rear. Courtesy door to garage. Range of base & eye level units with spaces for freezer, washing machine & tumble dryer, roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, freestanding boiler (not tested) tiled floor.

First floor landing

5.08m x 1.73m (16'8 x 5'8)

UPVC double glazed lead light window to front. Loft access, airing cupboard with foam lagged copper cylinder, radiator, coved ceiling.

Bedroom 1

3.84m x 3.56m (12'7 x 11'8)

UPVC double glazed lead light window to front. Range of fitted wardrobes, radiator. Opening to dressing room

En suite

3.40m x 2.36m (11'2 x 7'9)

UPVC double glazed lead light window to front. Large walk in double shower cubicle, low level WC, 'his & hers' wash hand basins with mixer taps and cupboards below. Fully tiled walls, radiator, ceiling spotlights.

Dressing room

4.04m x 2.31m (13'3 x 7'7)

UPVC double glazed lead light window to front. Range of fitted wardrobes, radiator, loft access. Door to en suite.

Bedroom 2

4.39m x 3.15m (14'5 x 10'4)

UPVC double glazed window to rear. Range of fitted wardrobes, radiator, coved ceiling. Door to dressing room.

Dressing room

3.25m x 2.51m (10'8 x 8'3)

UPVC double glazed window to rear. Range of fitted wardrobes & matching dressing table, radiator, ceiling spotlights. Door to en suite.

En suite

3.25m x 1.98m (10'8 x 6'6)

Obscure UPVC double glazed window to rear. Corner bath with mixer tap & shower attachment, separate shower attachment, low level WC & pedestal wash hand basin. Fully tiled walls, laminate flooring, radiator, ceiling spotlights.

Bedroom 3

4.04m x 3.66m (13'3 x 12')

UPVC double glazed lead light windows to front & side. Range of built in wardrobes, radiator, coved ceiling.

Bedroom 4

2.95m x 2.34m (9'8 x 7'8)

UPVC double glazed window to rear. Radiator, coved ceiling.

Family bathroom

3.05m x 2.01m (10' x 6'7)

Obscure UPVC double glazed window to rear. Panelled bath with separate shower above & glass screen, low level WC & pedestal wash hand basin. Fully tiled walls, radiator, coved ceiling with ceiling spotlights.

Externally

Front garden

approx 18.29m x 15.24m (approx 60' x 50')

The property is set well back from the road with a large driveway leading to the integral garage providing ample off street parking. The remainder of the garden is laid to sell tended lawn with an abundance of mature trees. Outside lighting, pedestrian access to rear.

Garage

4.93m x 4.60m (16'2 x 15'1)

Larger than average integral garage with electric shutter style door to front. UPVC double glazed window to side, power & light, meters, Courtesy door to utility room.

Rear garden

approx 53.34m x 18.29m (approx 175' x 60')

Fabulous south backing rear garden backing on to and flanking open farmland. Commencing with a large patio ideal for al fresco dining and entertaining the remainder of the garden is laid to extensive, well maintained lawn with central feature rockery and an abundance of mature trees & shrubs. Conifer screening to rear & side, 2 timber sheds, outside lighting & tap.



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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