



**2 Hope Close**  
**Mountnessing**  
**Offers over £350,000**

**MEACOCK & JONES**

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# MEACOCK & JONES

An appealing two double bedroom semi-detached house with the benefit of well proportioned rooms and a spacious rear garden. The house is conveniently located, providing easy access to both Shenfield and Ingatestone mainline railway stations, the M25 and A12 motorways and is within easy reach of local shops.

• Two Double Bedrooms

• Kitchen

• Shower Room

• Utility Room

• Ground Floor WC

• Spacious Rear Garden

• Lounge

• Excellent Location



A step rises to a wood panelled front door with obscure glazed insert and this opens to:-

### Entrance Hall

A staircase rises to the first floor landing. UPVC obscure double glazed window to front elevation. An attractive charcoal tiled effect floor runs throughout. Radiator with decorative cover. Door to:-

### Ground Floor Cloakroom



Comprises a close coupled WC and wall mount wash hand basin. Continuation of charcoal tiled effect flooring from the entrance hall. Radiator with decorative cover. UPVC obscure double glazed window to side elevation.

### Sitting Room 15'11 x 10'3 (4.85m x 3.12m)



A bright and spacious dual aspect room illuminated by UPVC double glazed windows fitted to the side and front elevations. Two radiators, each with ornamental covers. Coved cornice to ceiling. Feature contemporary style wood effect flooring. A central focal point is a Quartz fireplace that incorporates a gas coal effect fire.

### Kitchen 12'3 x 8'4 (3.73m x 2.54m)



A well appointed kitchen fitted with a range of contemporary style grey gloss units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting marble effect worktop incorporates a one and a quarter bowl

single drainer sink unit with mixer tap. Integrated appliances to remain include a Lamona fan assisted oven, Lamona induction cooker with stainless steel extractor unit fitted above. Integrated dishwasher. Continuation of attractive charcoal tiled effect flooring from entrance hall. Light is drawn from a large UPVC double glazed window that overlooks the garden to the rear of the property. Spotlights to ceiling. A solid oak stable style door with glass inserts opens to utility room. Door to:-

### Understairs Storage/Larder 7'5 max x 2'9 (2.26m max x 0.84m)

A useful area providing practical storage space fitted with shelving and light. Wood effect flooring.

### Utility Room 12'4 max x 5'9 (3.76m max x 1.75m)

An excellent companion to the kitchen/breakfast room fitted with a range of units that comprise base cupboards, drawers and wall mounted cabinets on three walls. Space for freestanding fridge-freezer and space and plumbing for washing machine and tumble dryer. UPVC double glazed window to rear elevation and UPVC double glazed sliding patio doors open to the rear garden terrace.

### First Floor Landing

Access to spacious loft storage. Double doors open to the airing cupboard incorporates the insulated hot water cylinder with slatted shelving adjacent. Doors to:-

### Bedroom One 15'11 x 10'3 (4.85m x 3.12m)



An attractive bedroom illuminated by a wide UPVC double glazed window to the front elevation. Radiator. Picture rail. Floor to ceiling sliding mirrored doors open to reveal a walk-in

wardrobe providing space for extensive clothes storage and fitted with a UPVC double glazed window to side elevation. This area could also be a useful segregated space, to provide a multitude of purposes.

#### **Bedroom Two 10'6 x 8'4 (3.20m x 2.54m)**



A well proportioned bedroom situated at the rear of the property. UPVC double glazed window to rear aspect with radiator below. Built-in storage fitted above the stairwell. A recess for further storage fitted with a hanging rail and shelving.

#### **Shower Room**



Comprises a wide walk-in shower enclosure with hand-held shower attachment and wall mounted controls. Close coupled WC. Vanity wash hand basin with mixer tap and white gloss cupboards below. Heated towel rail. Contemporary style wood flooring. UPVC obscure double glazed window to rear elevation.

#### **Rear Garden**



The rear garden is particularly attractive feature. It has a depth of

approximately 27'. Running across the rear of the property is a paved terrace, from where a gate opens to a practical artificial lawn area. From here a step descends to a secondary terrace that is in sunshine virtually the entire day. Space for garden shed. Access to the front of the property via a wrought iron gate.

#### **Front Garden**

The property is set back from the road and has a large front garden, that could potentially provide spacious off street parking. At present the garden has been planted with a varied and interesting assortment of shrubs and plants and mainly comprises of blue slate stone chippings with a diamond shaped terrace to the centre. Pathway to front door.

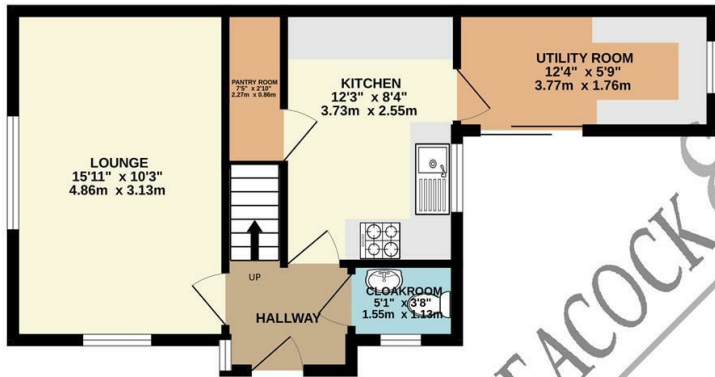
#### **Agent's Note**

Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquiries and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Any fixtures or fittings detailed in these particulars are not necessarily included in the sale price and Meacock & Jones and their staff accept no liability for any errors contained therein.



GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



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TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		61	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	