

Brierley Napier Road, Rayleigh, SS6 8HH  
Offers In The Region Of £975,000

**bear**  
*Estate Agents*



# Brierley Napier Road, Rayleigh, SS6 8HH

## Offers In The Region Of £975,000

### Council Tax Band: F

Brierley, Napier Road, this property seamlessly combines the peacefulness of a rural setting with the convenience of proximity to esteemed Ofsted-rated primary and secondary school and is in easy reach of London Liverpool Street within the hour from Raleigh train station, Rayleigh high street for an abundance of shops, doctors and eateries facilitated by quick access to the A127, this location is both idyllic and well-connected.

The home itself boasts a rare opportunity with the last listing being over three decades ago, the close itself consists of three bungalows, offering a sense of community and privacy.

Situated on a private road branching off Nelson Road, renowned in Raleigh for its prestige, this unique property stands out from the rest, offering remarkable versatility. The interior showcases three bedrooms to the main house, an office, modern fitted kitchen, main family bathroom, an en-suite to the master bedroom, a spacious lounge/diner, and an inviting sunroom, catering to diverse lifestyle needs. In addition, it boasts two fully-functioning annexes, promising excellent rental potential or versatile accommodation for guests. Notably, this property holds significant development potential STPP, capable of transformation into an executive detached family home.

#### Frontage

The property is entered by a private driveway leading to three bungalows, surrounded by a semi-rural setting with trees, mature shrubs, fields, flower beds, fenced surrounds, access to both sides, shingle stone driveway that gives you access to the annexes, shed and stables. Porcelain tiled pathway surrounding the bungalow a seating area to the front aspect with sweeping views of fields and a large laid to lawn front garden, off-street parking for up ten vehicles.

#### Entrance Hall

Property is entered by a UPVC front door, double glazed window facing the front aspect, wall mounted radiator, pendant ceiling light and doors into:

#### Office

13'6" x 11'7"

Carpeted throughout, wall mounted radiator, double glazed bay window facing the front aspect, pendant fan ceiling light, power points, integrated desk and storage units.

#### Kitchen

16'7" x 16'7"

Tiled floors, smooth ceilings with inset centre ceiling spotlights, a large double glazed window facing the rear aspect with sweeping uninterrupted views, double glazed door leading onto the side aspect, double glazed window to the side aspect and space for storage. The kitchen comprises a range of eye and base level units with roll-top work surfaces incorporating a composite sink with draining board and mixer tap, integrated double oven, four ring induction hob, integrated fridge, integrated freezer and a cupboard housing the boiler.

#### Main Bathroom

8'11" x 5'5"

Comprises of a three piece suite with a walk in shower, vanity sink unit and a wall mounted WC, tiled floors, tiled surround, smooth ceilings with inset centre ceiling spotlights, an obscure double glazed window facing the side aspect and a chrome wall mounted heated towel rail.

#### Bedroom Three/ Dining Area

15'4" x 10'0"

Wall mounted radiator, pendant ceiling light, power points, double glazed bay window facing the front aspect and space for storage.

#### Master Bedroom

18'10" x 11'10"

Carpeted throughout, double glazed obscure window facing the side aspect, double glazed bay window facing the front aspect, wall mounted radiator, power points, integrated wardrobes, fan pendant ceiling lights, space for storage and a door into the en suite.

#### En-suite

7'5" x 3'10"

Three piece suite comprising of an enclosed shower with rainfall shower head, a vanity sink unit, wall mounted WC, tiled floors, tiled surrounds, obscure double glazed window facing the side aspect, smooth ceilings with inset centre ceiling spotlights, shaver point, wall mounted chrome heated towel rail.

#### Lounge/Diner

24'1" x 16'1"

Carpet throughout power points wall-mounted radiators feature brick fireplace with fully functioning log burner, double glazed windows facing the side aspect, space for storage, two pendant ceiling lights, double glazed sliding doors leading into the sunroom.

#### Sunroom

14'11" x 13'1"

Carpet throughout, smooth ceilings with in-set centre ceiling spotlights, power points, double glazed windows facing the side aspect, rear aspect, large lantern, sweeping views of the rear garden and surrounding fields.

#### Loft Room/ Bedroom Two

20'4" x 11'5"

Carpeted, centre ceiling spotlights, double glazed window to the side aspect with views of fields and power points.

#### Loft

14'9" x 11'9"

fully boarded. There's a pendant ceiling light, power, power points, control panel to the solar panels. This offers huge scope for extension to both rooms in the loft, subject to running permission.

#### Rainbow Cottage (Annex)

Council Tax Band : A

Entered by a UPVC front door, double glazed windows, carpeted, open plan kitchen/living area with integrated appliances, separate bedroom and bathroom.

#### Second Annex

17'5" x 14'4"

Entered by a double glazed sliding door. This is all open plan. Kitchen comprising of a range of eye and base level units with a space for fridge freezer, space for four ring gas hob and double oven, space for a washer dryer, power points, stone effect worktop to incorporating a stainless steel sink, mixer tap and draining board, extractor fan, smooth ceilings with a pendant ceiling light and a center ceiling spotlight, tiled floors, power points, space for storage, space for a sitting area, electric radiators, more power points, space for a bed, rated storage and an integrated wardrobe space.

#### Main Bathroom

Tiled floors, smooth ceilings, a wall-mounted WC, pedestal sink, enclosed shower with electric shower head.

The annex also has its own private courtyard which has fence surrounds, side access, tiled pathway and entered by a gate.

Council Tax Band :

#### Rear Garden





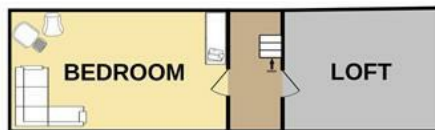
Commences an immediate patio with various seating areas, large pagoda , fenced perimeter, boasting a generously sized plot adorned with towering trees that have reached the pinnacle of maturity, casting delightful shade and adding a touch of elegance to the surroundings. The landscape is a tapestry of rich, mature foliage, enveloping the area in vibrant shades of green, creating an oasis of natural beauty. The grounds are meticulously laid to a lush, manicured lawn, offering a pristine expanse that complements the grandeur of the property. From this vantage point, the views unfold into sweeping panoramas of picturesque fields, extending as far as the eye can see, fostering a sense of boundless space and tranquillity. One of the distinctive features of this property is its seclusion; it enjoys an unobstructed, un-overlooked setting in all directions, ensuring absolute privacy and allowing residents to revel in the serene embrace of the surrounding landscapes without intrusion. Whether enjoying the verdant surroundings or gazing upon the sprawling fields, this property promises a haven of natural beauty.



GROUND FLOOR



1ST FLOOR



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			97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	