



Little Wheatley Chase | | Rayleigh | SS6 9EH

Guide Price £450,000

**bear**  
*Estate Agents*

Guide Price £450,000-£475,000

Nestled in an enchanting setting with convenient access to major routes like the A127 and A130, this impeccably presented four double bedroom detached residence offers an exceptional opportunity to extend, subject to obtaining the necessary planning permissions. Boasting an enviable proximity to highly esteemed primary, secondary, and grammar schools, it presents an ideal haven for families seeking a blend of tranquillity and accessibility.

Stepping through the threshold, you are welcomed by an inviting entrance hall adorned with modern amenities, including a contemporary cloakroom. The expansive layout unfolds to reveal a spacious lounge, seamlessly transitioning into the heart of the home: an airy open-plan living area bathed in natural light, seamlessly connected to the kitchen equipped with integrated appliances.

Ascending the staircase, one is greeted by four generously sized double bedrooms, promising ample living space for a growing family. The potential for an en-suite further enhances the allure of the upper floor.

Externally, the property impresses with a private driveway accommodating up to five vehicles, alongside access to the side and garage, ensuring convenience and ample parking. The rear garden, thoughtfully landscaped, offers an idyllic outdoor retreat, perfect for relaxation and entertainment.

In summary, this meticulously maintained residence encapsulates the essence of modern family living, offering a harmonious blend of stylish interiors, potential for expansion, and a coveted location.



#### Entrance Hall

Property is entered via UPVC front door, wood effect flooring throughout, door to WC and pendant ceiling light.





#### Lounge

14'9 x 12'4 (4.50m x 3.76m)

Double glazed window to the front aspect, carpet flooring throughout, smooth ceilings with coving to ceiling edge, electric fireplace, pendant ceiling light, power points and wall mounted radiator.

#### Kitchen

12'8 x 11 (3.86m x 3.35m )

Double glazed window facing the rear aspect and door to the side aspect. Kitchen comprises of eye and base level units with rolltop worksurfaces, inset stainless steel sink with mixer tap, wine cooler, free standing gas cooking and space for all white goods.

#### Dining Room

Wood effect flooring throughout, smooth ceilings with coving to ceiling edge, pendant ceiling light and opening to conservatory.

#### Conservatory

26'5 x 15'6 (8.05m x 4.72m)

Double glazed windows to the rear and side aspect, double glazed French doors leading to the rear garden, wood effect flooring throughout, wall mounted lights and wall mounted radiator.

#### First Floor Landing

Carpet flooring throughout, smooth ceilings with coving to ceiling edge and doors to bedrooms and main bathroom.

#### Bedroom One

12'1 x 10'7 ( 3.68m x 3.23m)

Wood effect flooring throughout, smooth ceilings with coving to ceiling edge, double glazed windows to the front aspect, pendant ceiling light, power points and wall mounted radiator.





**Bedroom Two**

14'7 x 8'4 (4.45m x 2.54m)

Carpet flooring throughout, smooth ceilings with coving to ceiling edge, double glazed window to the rear aspect, wall mounted cupboards and radiator.

**Bedroom Three**

12'5 x 8'4 (3.78m x 2.54m)

Carpet flooring throughout, smooth ceilings, double glazed window to the front aspect, wall mounted radiator, pendant ceiling light and power points.

**Bedroom Four**

10'8 x 8'10 (3.25m x 2.69m)

Carpet flooring throughout, smooth ceilings, double glazed window to the rear aspect, wall mounted radiator, pendant ceiling light and power points.

**Bathroom**

Obscure double glazed window to the side aspect. This bathroom comprises of a four-piece suite with low level WC, paneled bath, wall mounted wash hand basin with mixer tap and freestanding shower cubicle. Tiled surrounds, wood effect flooring throughout and wall mounted cupboard.

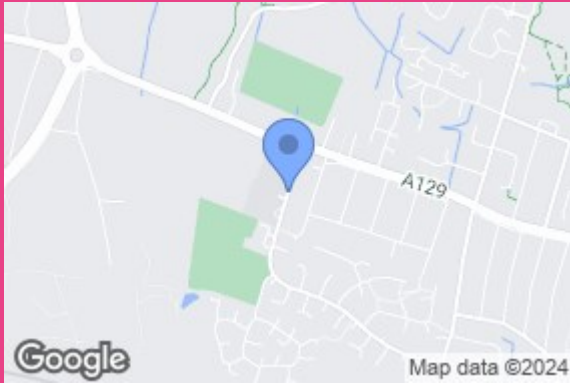
**Garage**

Garage is entered via an up and over door.

**Garden**

The back garden is predominantly covered with a lawn, and there's a paved seating section located at the rear.

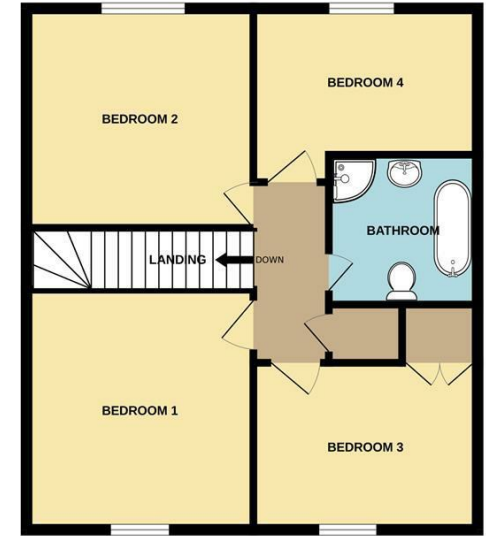




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.8 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 |                         |           |
| (81-91)                                     | B |                         | 78        |
| (69-80)                                     | C | 65                      |           |
| (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 |           |

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
hockley@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>