



Goldsmith Drive | | Rayleigh | SS6 9QX
Offers In The Region Of
£845,000

bear
Estate Agents

Nestled within the serene landscape on the Rayleigh Hullbridge borders lies "The Nook," a captivating bungalow set on an expansive 1.6-acre plot, enveloped by nature's embrace. This secluded home offers a haven of tranquillity, where the symphony of birdsong serenades your senses.

Beyond its natural allure, "The Nook" boasts practicality and convenience, blending semi-rural living with urban accessibility. With Rayleigh train station nearby, commuting to London Liverpool Street is effortless, while primary and secondary schools ensure educational needs are within easy reach.

Step inside the bungalow to discover three bedrooms, a spacious open-plan living area, and a well-appointed bathroom. But the true allure lies in the potential; "The Nook" offers vast scope for extension, subject to planning permission, allowing you to tailor the space to your desires.

Adding to its charm, the plot features a two-bedroom mobile home complete with a bathroom, lounge kitchen, and inviting decking area. Various outbuildings, including a games room and plant room both with bathrooms, provide versatility, ideal for workspaces or annexes for family gatherings.

For equestrian enthusiasts, the paddocks offer ample space for horses, complemented by rear access for convenience. Meanwhile, the patio area beckons outdoor entertaining, while the swimming pool provides a refreshing retreat during the balmy summer months.

Surrounded by lush greenery and south-facing vistas, "The Nook" boasts a garden of unparalleled beauty. Immerse yourself in its splendour, where vibrant blooms dance in the gentle breeze, and verdant foliage creates a tapestry of colour. Whether lounging by the poolside or exploring the enchanting grounds, "The Nook" promises a life of serenity and splendour amidst nature's embrace.

• 1.6 Acre Plot • Three Bed Detached Bungalow

- Various Outbuildings With Bathrooms
- Swimming Pool
- Huge Potential To Extend STPP
- Semi-Rural Location
- Two Bedroom Mobile Home On The Plot
- Rear Access
- A Must View
- Close Proximity To Station And Schools



Frontage

The frontage boasts a gated entrance and an independent driveway with off-street parking for approximately five large vehicles. A front courtyard area adorned with mature shrubs, trees, and flowers welcomes visitors. Gates and a patio area lead to the front door, with fence perimeters ensuring privacy. Access to the side and garden is available via the frontage, along with entry to the detached double garage.



Main Entrance Hall

Entered through a UPVC front door, the carpeted main entrance hall offers space for utilities and features a wall-mounted radiator. An open archway leads into the living area

Open Plan Kitchen/ Living area

35'4" x 20'8" (10.77 x 6.32)

The open plan kitchen-living area is illuminated by pendant ceiling lights and windows to the side, front, and rear aspects. Sliding doors lead onto the rear patio area. The kitchen comprises a range of eye and base level units with rolltop work surfaces, incorporating a sink with a mixer tap, induction hob with fan above, oven, fridge, and freezer. There's also a fireplace and ample power points.

Bedroom One

13'0" x 12'0" (3.97 x 3.67)

This bedroom features carpeting, coving, a pendant ceiling light and a window to the rear aspect. Space for storage is provided.

Bedroom Two

This carpeted bedroom includes a window to the side aspect, a pendant ceiling light with a fan, integrated wardrobes, and space for storage.

Main Bathroom

The main bathroom features a panel bath with shower attachments, WC, and pedestal sink. It is illuminated by a pendant ceiling light and measures approximately 12 rounds of skill.

Various Outbuildings

There are various outbuildings including a large greenhouse, shelter, and space for a donkey with gated fence.

Games Room

26'11" x 13'4" (8.22 x 4.074)

The games room features carpeting, double glazed sliding doors, wall-mounted lights, and roll-top work surface with a sink. It has the potential to be a second annex, subject to planning permission.

Mobile Home

The mobile home includes a hallway, main hallway, bedrooms, bathroom, kitchen/diner, and main lounge, all with various dimensions and features.

Rear Garden

The spacious rear garden features an immediate patio area with storage space and seating areas. It is fenced with mature trees and shrubs, offering privacy and overlooking all aspects, especially the south-facing direction. Access to outbuildings, including a double garage, mobile home, and games room, is available. Additionally, there's a paddock for equestrian purposes and rear access via a gate to the swimming pool area. The plot measures in excess of 1.5 acres and includes lush lawns and mature foliage.







TOTAL FLOOR AREA : 2017 sq.ft. (187.4 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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(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>