



Upper Lambricks | | Rayleigh | SS6 8BP

Offers Over £540,000

bear
Estate Agents

Bear Estate Agents are delighted to offer for sale this unique four bedroom detached home on a prominent corner plot with two garages in the ever popular Rayleigh Area with no onward chain.

The internal space offers, four good size bedrooms, two bathrooms, multiple open plan reception rooms, kitchen/diner with great scope for extensions through-out. To the first floor of the property there are two double bedrooms and one large single bedroom along with the three piece bathroom and storage cupboard to landing. This deceiving property boasts a 15 minute walk to Rayleigh Train station and the bustling Rayleigh Highstreet. Local secondary schools are Fitzwimarc and Sweyne.

To the exterior of the property there are two separate garages, within the first garage there is a utility area with plumbing for washing machine. To the rear garden there are raised patio seating areas which are set in a private setting and overlooked. A must view.

- No Onward Chain
- Corner Plot
- Four Bedrooms
- Multiple Parking Spaces
- Kitchen with Dining Area
- Two Garages
- Wrap Around Garden
- Two Bathrooms
- Extension Potential
- Seperate Lounge with further dining space

Entrance Hall

6'3" x 13'10" (1.917 x 4.232)

Entered via a solid wood door, parquet flooring throughout, understairs storage, radiator, powerpoints, stairs to the first floor landing, doors to open plan lounge/sitting room and doors to the lounge area.

Guest WC

Two piece suite comprising wall mounted wash hand basin with taps and w.c, obscure double glazed window to front.





Front Lounge Area

10'6" x 18'3" (3.207 x 5.586)

Central fireplace with solid wood surround and tiled base, radiators, parquet flooring, high ceilings with coving to ceiling edge, plenty of power points and an open archway leading onto the second reception area/sitting room.

Reception/Sitting room

9'4" x 17'1" (2.851 x 5.224)

Parquet floors, large built in storage cupboard, doors to the kitchen/diner, doors to the conservatory, double glazed windows to the rear overlooking the garden. Radiator and plenty of power points.

Kitchen/Diner

12'3" x 14'7" (3.741 x 4.469)

Double glazed window to the rear, double glazed door onto the side garden, larder cupboard, terracotta tiles, radiators, shaker style wood top and base units with a feature tiled splashback, extractor fan and tiles. This room houses the newly fitted glow worm boiler and space for a large free standing fridge and freezer, another radiator, plenty of power points, four ring gas hob with a built-in oven below and dual stainless steel sink with a draining board. Space for a large dining room table.

Conservatory

7'9" x 9'9" (2.370 x 2.985)

Tiled effect flooring throughout, a vaulted perspex roof, power points, space for an electric radiator and double glazed French doors leading onto the side garden & sitting area.

Ground Floor Bedroom 4 With Shower Room

12'10" x 12'0" (3.921 x 3.678)

Courtesy door to double-width sideways and garden. Tiled floors throughout, double glazed windows to the front aspect, power points, potential for storage to one wall and door to the toilet/shower room. Annex potential.

Shower Room

8'8" x 2'10" (2.651 x 0.876)

Large walking shower, wall mounted sink with two lever taps, toilet, obscured double glazed window to the side and tiled flooring throughout.

Landing

Double glazed windows to the side with views across Rayleigh, doors to main bathroom, bedrooms one, two and three and a large floor to ceiling built in storage cupboard.



Master Bedroom

9'11" x 14'8" (3.040 x 4.476)

Wood floors throughout, high ceilings with coving to ceiling edge, large double glazed bay windows to the front aspect, radiator, plenty of power points and potential for storage to one wall.

Main Bathroom

6'10" x 5'10" (2.091 x 1.783)

Obscure double glazed windows to the side, panelled bath, tiled surrounds, vinyl effect flooring, pedestal sink, toilet, radiator and a wall mounted light.

Bedroom Two

10'0" x 13'6" (3.057 x 4.123)

Double glazed windows to the rear overlooking the west facing garden, smooth ceilings with coving to ceiling edge, spotlights, radiators, carpeting throughout, plenty of power points and potential for storage to one wall.

Bedroom Three

7'0" x 10'11" (2.135 x 3.330)

Double glazed windows to the front aspect, potential for storage to one wall, high ceilings with coving to ceiling edge, storage shelf, radiator and plenty of power points.

Garage (Rear)

Up & Over door. Power and lighting. External parking and benefits from double gates onto Upper Lambricks.

Garage (Front)

Up & Over door. Power and lighting. Entered via the utility room.

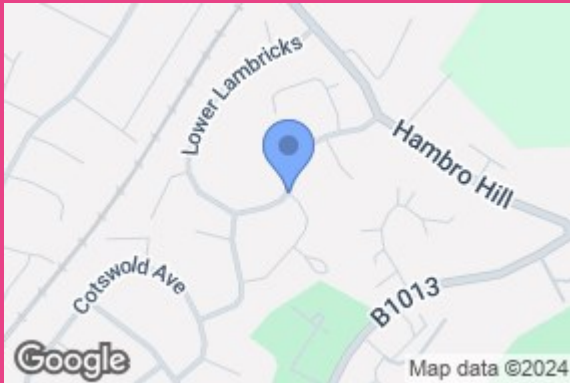
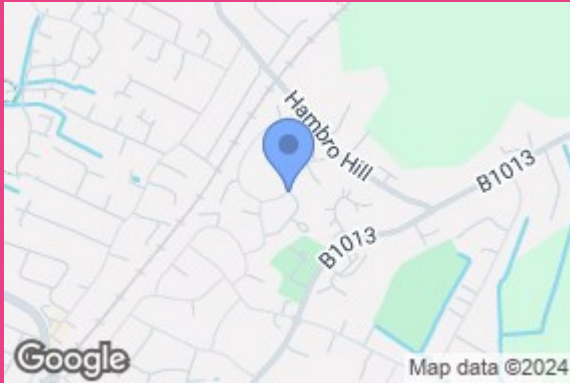
Utility Room

Power & lighting. Space for white goods.

Garden

Made up of three sections. Large side garden which provides access to the front of the property and annex/bedroom four. There is a lower rear section of the garden which provides a large outside private seating area and dining area, which is west facing. Stairs leading to the parking and double gates onto the road. Access to a detached garage within the garden, there is a pond with steps leading up to another private seating area which also provides access to garage two.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	67	
(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	

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