

GROUND FLOOR

1ST FLOOR



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168 Daws Heath Road, Rayleigh, Essex, SS6 7NL
£900,000

Essex Countryside are delighted to offer for sale this deceptively spacious four bedroom family home. The accommodation comprises of an Impressive entrance hall, Large lounge & separate dining room, bespoke luxury fitted kitchen, study & conservatory. To the first floor is a master suite with dressing room & luxury en-suite, 3 further bedrooms 2 with en-suite shower rooms and a spacious family bathroom. The property is approached through a low electric wrought iron gate. Block paving providing off street parking and outside automatic electric & solar lighting.

Located in this popular location within easy distance of local schools, buses, the A127. Rayleigh town centre is also within walking distance.

- LARGE DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE ENSUITES
- MASTER BEDROOM WITH ENSUITE & DRESSING ROOM
- LARGE LOUNGE
- LUXURY FITTED KITCHEN WITH INTEGRATED MIELE APPLIANCES
- SECURITY CCTV
- SONAS SURROUND SYSTEM
- GOOD SIZE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED





ENTRANCE HALL 25' x 15' 2" > 6' (7.62m x 4.62m) Half glazed door with glazed panel to side, Amtico flooring. Spindled staircase to first floor with large under stairs cupboard with light. Internal door to garage. Dado rail, Radiator, double doors to Lounge, doors to:-

CLOAKROOM 9' 4" x 3' 7" (2.84m x 1.09m) Upvc double glazed window to side. Amtico flooring. Radiator. Pedestal wash hand basin with tiled splash back. Low level Wc. Coved and skimmed finish ceiling with inset lighting.

DINING ROOM 16' 7" x 10' 9" (5.05m x 3.28m) Upvc double glazed square bay window to front. Coved and skimmed finish ceiling with central light point. Radiator. Half glazed door to entrance hall.

STUDY 9' 11" x 9' 6" (3.02m x 2.9m) Fully fitted with bespoke wood office furniture providing two desk areas, cupboards and drawers. Upvc double glazed window to side. Coved and skimmed finish ceiling with central light point. Radiator. TV point.

LOUNGE 18' 7" x 15' 3" (5.66m x 4.65m) Entered via glazed double doors from the reception hall. Double aspect with two windows to side and french doors to rear leading into the conservatory. Feature Limestone fireplace with electric log effect fire. Coved and skimmed finish ceiling, central light point and three wall light points. TV point. Telephone point.

CONSERVATORY 15' 4" x 11' 3" (4.67m x 3.43m) Part brick and Upvc construction with window to side and rear, french doors to side leading to the rear garden. Central light point. Radiator. Laminate flooring. radiator, power points. french doors with glazed side panels leading to lounge.

KITCHEN/BREAKFAST ROOM 15' 6" x 13' (4.72m x 3.96m) Luxury fitted with a range of both base and wall units, Cupboards concealing washing machine and tumble dryer. Integrated Miele dishwasher, Integrated ice dispensing fridge/freezer, Two Miele ovens and grill with steamer and warming drawers, Miele four ring induction plus 2 ring gas hob, extractor fan over, integrated wine cooler, Granite work surfaces with inset granite sink with Zip hydro tap. Central granite island incorporating breakfast bar with storage cupboards under. Feature glass splash back to work surface areas. 2 Designer radiators. Tiled floor, window to rear aspect, glazed door to side way.

FIRST FLOOR LANDING Spacious landing with window on half landing, Access to loft (vendor advises is boarded and insulated.) Double airing cupboard. Coved and skimmed finish ceiling pendant light.

MASTER BEDROOM 17' x 16' (5.18m x 4.88m) Two Upvc double glazed square bay windows to the front. Smooth coved ceiling with central light point. Further wall lighting. Radiator. Telephone point. TV point. Door to.....

DRESSING ROOM 10' x 6' 6" (3.05m x 1.98m) Fitted to two walls with solid Oak door wardrobe cupboards. Smooth ceiling with coving and central light point. Door to.....

LUXURY SHOWER ENSUITE 13' x 6' (3.96m x 1.83m) Luxury suite with fully tiled walls and floor, double walk in shower

with glass and chrome edged doors. Fully tiled walls with rain forest shower head and further adjustable shower head in chrome. Showers are controlled via a wall mounted Mira control panel. Black gloss wall mounted vanity unit with drawers under and two round sinks with individual chrome mixer taps. Large mirror above vanity unit. Matt black heated towel rail/Radiator. Gloss black wall cabinet. Two wall mounted chrome towel rails one with chrome shelf. Upvc double glazed obscure window to side. Skimmed finish ceiling with chrome spot lighting and 2 pendant light points.

BEDROOM TWO 16' 6" x 11' (5.03m x 3.35m) Upvc double glazed window to rear. Range of fitted wardrobes. Coved and skimmed finish ceiling with central light point. Radiator. Door to....

ENSUITE Suite comprising shower cubide, pedestal wash hand basin with chrome mixer taps and low level Wc. Fully tiled to shower area and half tiled to remaining walls. Tiled floor. Electric shaving point. Smooth, coved ceiling with spot lighting. Mirrored wall cabinet. Radiator.

BEDROOM THREE 13' 6" x 10' (4.11m x 3.05m) Upvc double glazed window to rear. Radiator. Smooth coved ceiling with central light point. Door leading to....

ENSUITE Newly fitted suite comprising shower cubide with chrome edged sliding doors, vanity sink unit and low level Wc. Fully tiled shower area. Tiled floor. Electric shaving point. Smooth ceiling with coving and spot lighting. Chrome heated towel rail. Obscure window to side aspect.

BEDROOM FOUR 13' 6" x 12' 6" (4.11m x 3.81m) Upvc double glazed square bay window to front. Smooth ceiling with coving and two ceiling light points. Radiator.

BATHROOM 11' 9" x 7' 9" (3.58m x 2.36m) Upvc double glazed window to rear. White suite comprising panelled bath with chrome shower attachment and mixer taps. Pedestal wash hand basin with chrome taps. Low level Wc. Half tiled walls. Tiled floor. Smooth ceiling with coving and spot lighting. Electric shaving point. Radiator with chrome towel rail over.

INTEGRAL GARAGE 16' 6" x 11' 6" (5.03m x 3.51m) Electric roller door, light and power. Internal door to entrance hall. Wall mounted boiler.

REAR GARDEN South backing garden and measures approx. 36' x 45'. Commences with Indian sand stone patio, remainder of garden has been Astro Turfed for low maintenance. Outside tap, outside lights. Gated access from both sides to the front of the property.

FRONT GARDEN Front wall boundary with wrought iron railings, electric sliding wrought iron gate with lighting to the pillars, Block paved driveway, gated access to either side of the property.