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Reception Hall 17'11x16'11 (5.46mx5.16m)



A grand and welcoming entrance to the property, featuring a hardwood front door with obscure double-glazed insets and three UPVC double-glazed windows providing natural light. The hall boasts an elegant turned oak spindle staircase rising to the first floor, complemented by wood flooring and oak internal doors. Finished with coved and flat plastered ceiling and a radiator for added warmth.

Ground Floor Cloakroom



A tastefully appointed two-piece suite comprising a push-flush WC and a modern vanity unit with inset sink and chrome mixer tap. Tiled splashback, radiator, flat plastered ceiling, and tiled flooring complete the space.

Ground Floor Utility Room 9'9x4'10 (2.97mx1.47m)



A practical and stylish room fitted with shaker-style base and eye-level units, finished with solid wood block work surfaces. Incorporating a stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, and tiled flooring. A half-glazed composite door provides access to the rear garden. Radiator and inset ceiling spotlights complete this useful space.

Ground Floor Bedroom One 16'7x13' (5.05mx3.96m)



A superb principal bedroom located to the front of the property, offering excellent proportions. Features include a UPVC double-glazed window, wood flooring, radiator, and a contemporary feature wall. Access is provided to a luxurious en-suite bathroom.

En-Suite Bathroom 9'9x7'7 (2.97mx2.31m)



A beautifully designed four-piece suite including a freestanding bath with chrome mixer tap, twin floating sinks with mixer taps, a push-flush wall-mounted WC, and a heated chrome towel rail. Stylish modern tiling to part walls and full tiling to the floor. Obscure UPVC double-glazed window to the rear and ceiling spotlights enhance the space.

Ground Floor Bedroom Two 14'x13' (4.27mx3.96m)



A generous double bedroom to the rear with UPVC double-glazed window, inset ceiling spotlights, radiator, and wood flooring. This room has direct access to a Jack and Jill en-suite shower room.

Jack & Jill En-Suite



This modern en-suite shower room is shared between bedrooms two and three. It features a large shower enclosure with double shower tray and chrome wall-mounted shower, a vanity unit with inset sink and mixer tap, and a push-flush WC. Finished with tiling to splashback areas, chrome heated towel rail, and inset ceiling spotlights.

Ground Floor Bedroom Three 12'4x12' max (3.76mx3.66m max)



Located to the front of the property, this well-proportioned bedroom benefits from two UPVC double-glazed windows, radiator, wood flooring, and oak door access to the Jack and Jill en-suite.

Ground Floor Bedroom Four 9'9x9'5 (2.97mx2.87m)



A further double bedroom with a UPVC double-glazed rear window, radiator, and wood flooring. This room includes its own private en-suite shower room.

En-Suite



Fitted with a modern three-piece suite comprising a corner shower enclosure with chrome wall-mounted shower and glass screen, a vanity unit with inset sink and chrome mixer tap, and a push-flush enclosed system WC. Chrome heated towel rail, tiled floor, and inset ceiling spotlights complete the presentation

First Floor Landing 16'10x11'9 (5.13mx3.58m)



A bright and spacious landing area with UPVC double-glazed doors leading onto one of the balconies. The landing provides access to a study area, kitchen and

family room, first-floor lounge, cloakroom, and stairs to the second floor. Wood flooring, oak internal doors, and a radiator add a touch of warmth and elegance.

First Floor Cloakroom



A modern two-piece suite including a push-flush WC and a stylish vanity unit with inset sink and chrome mixer tap. Finished with a tiled splashback, tiling to the floor, radiator, and coved ceiling.

First Floor Lounge 23'9x12'11 (7.24mx3.94m)



A beautifully presented formal lounge offering excellent dimensions. Featuring UPVC double-glazed bi-folding doors opening onto a balcony and a further obscure glazed window to the rear. The space includes two radiators, a feature brick fireplace with oak mantel, and wood flooring throughout.

First Floor Study Area 11'x5'11 (3.35mx1.80m)



A useful home office space with an obscure UPVC double-glazed rear window, radiator, inset ceiling spotlights, and wood flooring.

First Floor Kitchen/Family Room 25'7x23'9 (7.80mx7.24m)



An exceptional open-plan living and entertaining space. The kitchen is fitted with a comprehensive range of modern cream shaker-style units with soft-close drawers

and woodblock work surfaces. A large central island provides further storage and seating with a breakfast bar and integrated wine rack. Appliances include an integrated induction hob with a state-of-the-art downdraft extractor, twin waist-height ovens with warming drawer, integrated fridge freezer and dishwasher, and a double stainless steel sink with chrome mixer taps.

Second Floor Landing

Accessed via a continuation of the oak staircase, the second-floor landing features a UPVC double-glazed rear window, radiator, and access to the top-floor lounge, cloakroom, and store/boiler room.

Second Floor Family Lounge/Sitting Room 28'7x13'11 (8.71mx4.24m)



An outstanding second-floor room that serves as a luxurious sitting or family area. The space boasts exceptional panoramic views stretching toward Hadleigh Castle and Southend Pier, visible from the wide UPVC double-glazed bi-folding doors which open onto a large balcony with glass balustrade. Additional natural light is provided via three rear-facing Velux windows. The room is completed with two radiators, wood flooring, and recessed ceiling spotlights.

Second Floor Cloakroom



A particularly spacious cloakroom, beautifully fitted with a two-piece suite including a vanity unit with inset sink and chrome mixer tap, and a push-flush WC. Part-tiled walls, tiled flooring, chrome heated towel rail, and inset ceiling lights complete the room.

Second Floor Store Room/Boiler Room 7'9x5'8 (2.36mx1.73m)

A useful storage room housing the boiler and hot water cylinder, with additional loft access and further storage shelving

Front Garden

The front of the property features a large block-paved driveway offering off-street parking for approximately three to four vehicles. There is a lawned section with mature

shrub borders, ramped access to the front door, and walled boundaries for privacy.

Rear Garden



The rear garden is wider than average and beautifully landscaped. It is predominantly laid to lawn with various block-paved patios, including a sheltered seating area ideal for entertaining. There are established flower and shrub borders, a shingled area with shed to remain, outside lighting, and water tap. A side gate offers access to the front of the property.

Garage 41'9 x 9'10 (12.73m x 3.00m)



An exceptional garage space with electric up-and-over door, lighting, power, and a half-glazed UPVC door to the garden. Ideal for car storage, workshop use, or further development potential. Includes loft space for storage.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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	Current	Potential
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(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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