

Ist Call

SALES AND LETTINGS



Barbara Close, Rochford, SS4 1NQ

£450,000

Situated in a quiet cul-de-sac location within easy access of Rochford rail station as well as local shops and schools we are delighted to offer for sale this beautifully presented and cleverly extended semi detached chalet offering versatile accommodation comprising four double bedrooms, a large kitchen/ diner as well as a lovely 21'10 lounge with bi-fold doors leading onto the large rear garden. Offered with no onward chain the property further benefits from a spacious ground floor bathroom and a first floor shower room as well as double glazed windows, gas central heating and off street parking. An internal viewing is considered essential to appreciate the size and quality of the accommodation on offer.

Accommodation Comprising

Front door providing access to...

Entrance Hall

Radiator, staircase to first floor accommodation, understairs storage cupboard, dado rail, smooth plastered ceiling, doors off to...

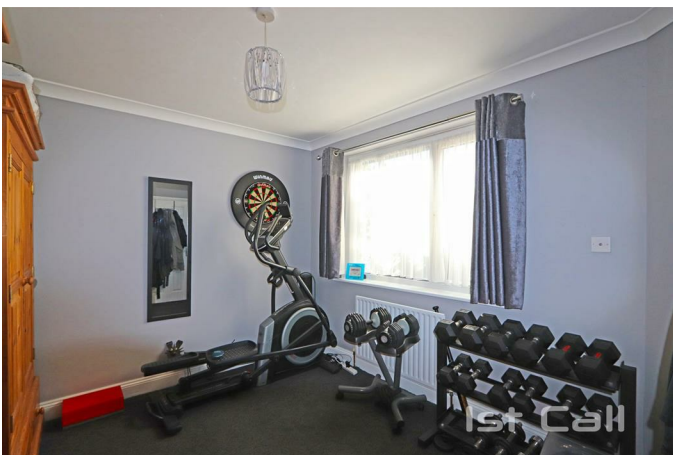
Bedroom 11'10 x 10'5 (3.61m x 3.18m)



Double glazed oriel bay window to front, radiator, built in wardrobe cupboards, laminate wood flooring, smooth plastered ceiling...



Bedroom 11'3 x 10' (3.43m x 3.05m)



Double glazed window to front, radiator, smooth plastered ceiling...

Bathroom

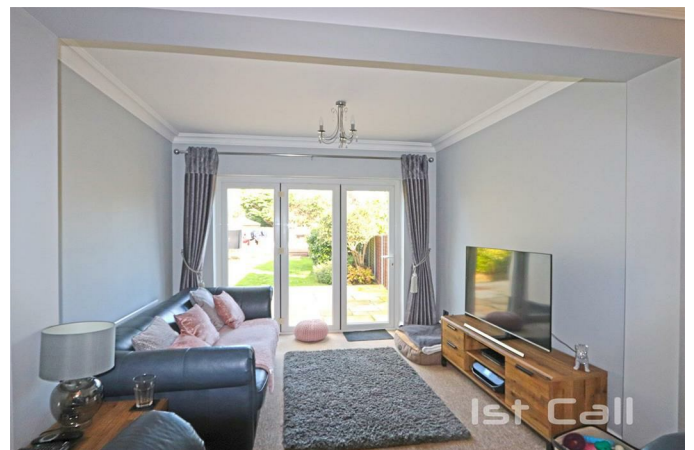


Modern suite comprising panelled bath, separate glazed shower cubicle, wall mounted wash hand basin, low level W.C., heated towel rail, radiator, range of fitted storage cupboards, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to side...

Lounge/ Diner 21'10 x 11'3 (6.65m x 3.43m)



Double glazed bi-fold doors to rear garden, radiator, feature fireplace with inset gas fire, wall lights, smooth plastered coved ceiling...



Kitchen/ Breakfast Room 24'7 x 9'11 (7.49m x 3.02m)



Dining Area



Obscure double glazed window to side, radiator, built in storage cupboard, laminate wood flooring, smooth plastered ceiling, opening to...

Kitchen Area



Range of oak effect fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, stainless steel gas range cooker with extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks and flooring,

smooth plastered ceiling with inset spotlights, double glazed window to rear and double glazed door to side...

First Floor Landing

Obscure double glazed window to side, large built in storage cupboard, smooth plastered ceiling, doors off to...

Bedroom 12'10 x 8'4 (3.91m x 2.54m)



Double glazed window to rear, radiator, smooth plastered ceiling...

Bedroom 12' x 10'3 (3.66m x 3.12m)



Double glazed window to front, radiator, smooth plastered ceiling...

Shower Room



Modern suite comprising glazed shower cubicle, vanity wash hand basin, low level W.C., radiator, tiled splashbacks and flooring, smooth plastered ceiling with extractor fan, obscure double glazed window to rear...

Externally

Front Garden

Paved providing off street parking...

Rear Garden



Approx. 70' rear garden comprising large paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, further timber decked patio area with timber shed, gate providing side access...

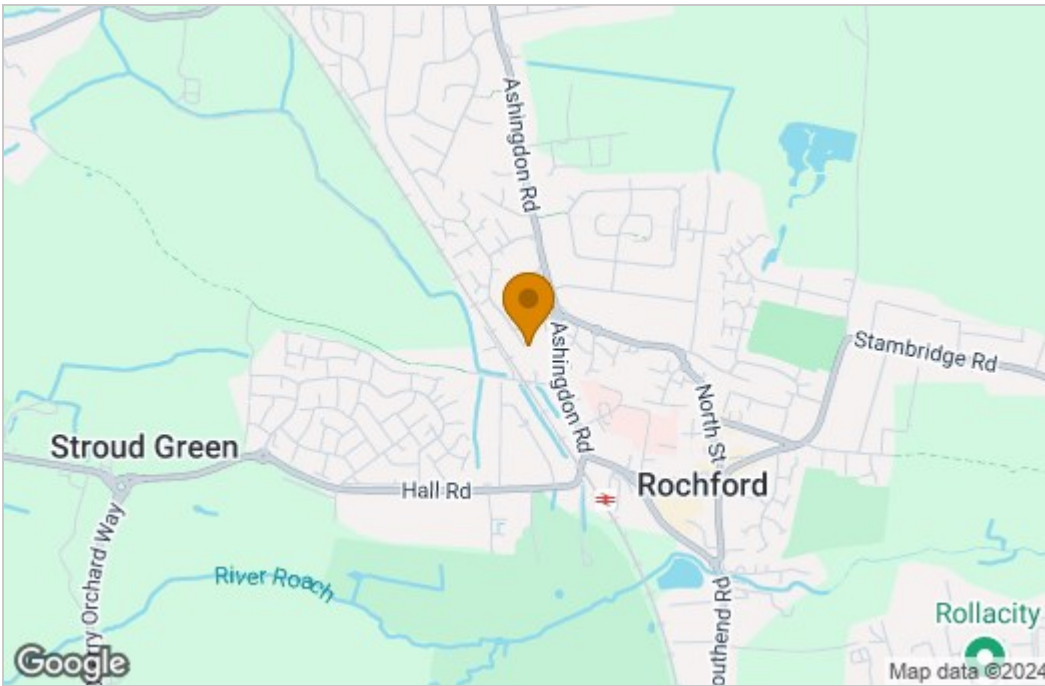


Floor Plan

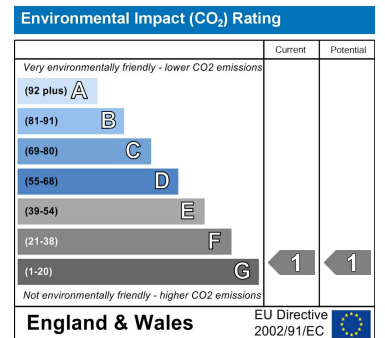
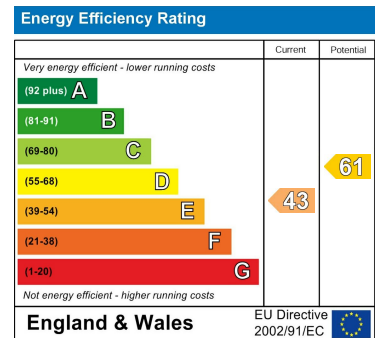


TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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