

Ist Call

SALES AND LETTINGS



Athelstan Crescent, Rochford, SS4 1GY

Guide Price £475,000

**** GUIDE PRICE £475,000 - £500,000 **** Situated on the desirable Hall Road development in Rochford, this stunning, modern detached house built in 2019, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the contemporary kitchen/diner, designed to cater to both culinary enthusiasts and casual diners alike. This open-plan area is perfect for family gatherings or hosting friends whilst the property also features a lovely front lounge and cloakroom to complete the ground floor. Upstairs you will find a spacious landing providing access to the three bedrooms with an en suite to the master and a family bathroom. With block paved parking providing access to a garage which has been divided to further provide a home office or garden room. The modern build is complemented by an impressive A-rated Energy Performance Certificate (EPC), ensuring energy efficiency and lower utility bills. This property is not just a house but it is a home that promises comfort, style, and practicality in a sought-after location. With its contemporary features and thoughtful design, it is an opportunity not to be missed.

Accommodation Comprising

Composite double glazed front door providing access to...

Entrance Hall



Staircase to first floor, radiator, wood effect flooring, smooth plastered ceiling, doors off to...

Spacious Cloakroom 7'5 x 4'7 (2.26m x 1.40m)



Contemporary white suite comprising wall mounted wash hand basin with central mixer tap, concealed cistern W.C., radiator, wood effect flooring, smooth plastered ceiling, obscure double glazed window to front...

Lounge 13'11 x 12'10 (4.24m x 3.91m)



Double glazed bay window to front, radiator, wood effect flooring, smooth plastered ceiling...

Kitchen-Diner 23'1 x 10'7 (7.04m x 3.23m)

Kitchen Area



Range of contemporary fitted base units with solid complementing working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with matching oven below and extractor hood over, integrated fridge/ freezer, space and plumbing for washing machine and dishwasher, matching range of wall mounted units with one housing the gas central heating & hot water boiler, tiled splashbacks, wood effect flooring, smooth plastered ceiling with inset spotlights, double glazed window overlooking the rear garden, open plan to...



Dining Area



Double glazed french doors and windows to rear garden, radiator, large built in storage cupboard, wood effect flooring, smooth plastered ceiling...



Spacious Landing

Double glazed window to side, built in storage cupboard, loft access, smooth plastered ceiling, doors off to...

Bedroom One 11' x 10' (3.35m x 3.05m)



Double glazed window to front, radiator, fitted wardrobe cupboards, smooth plastered ceiling, door to...



En-suite 7'2 x 4'11



Fitted with a modern and contemporary white suite comprising counter top wash hand basin with central mixer tap, concealed cistern W.C., large glazed walk in shower cubicle, tiled splashbacks, heated towel rail, electric shaver point, wood effect flooring, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to front...

Bedroom Two 14'11 x 10' (4.55m x 3.05m)



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

Bedroom Three 8'5 x 7'2 (2.57m x 2.18m)

(Currently utilised as a dressing room but the owners have said that they are happy to have the fitted wardrobes removed in order to return it to a bedroom if required) Double glazed window to rear, radiator, smooth plastered ceiling...

Bathroom/WC 7'7 x 7'3 (2.31m x 2.21m)

Modern and contemporary suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, countertop wash hand basin with central mixer tap, concealed cistern W.C., electric shaver point, tiled splashbacks, wood effect flooring, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to front...

Externally

Driveway

Block paved providing off street parking space and access to...

Garage 10'8 x 9'4 (3.25m x 2.84m)

With up & over door, personal door to...

Office Space/ Garden Room 12' x 9'4 (3.66m x 2.84m)

Accessed via part glazed door from garden and providing great space ideal for using as a home office or garden room with double glazed window to rear...

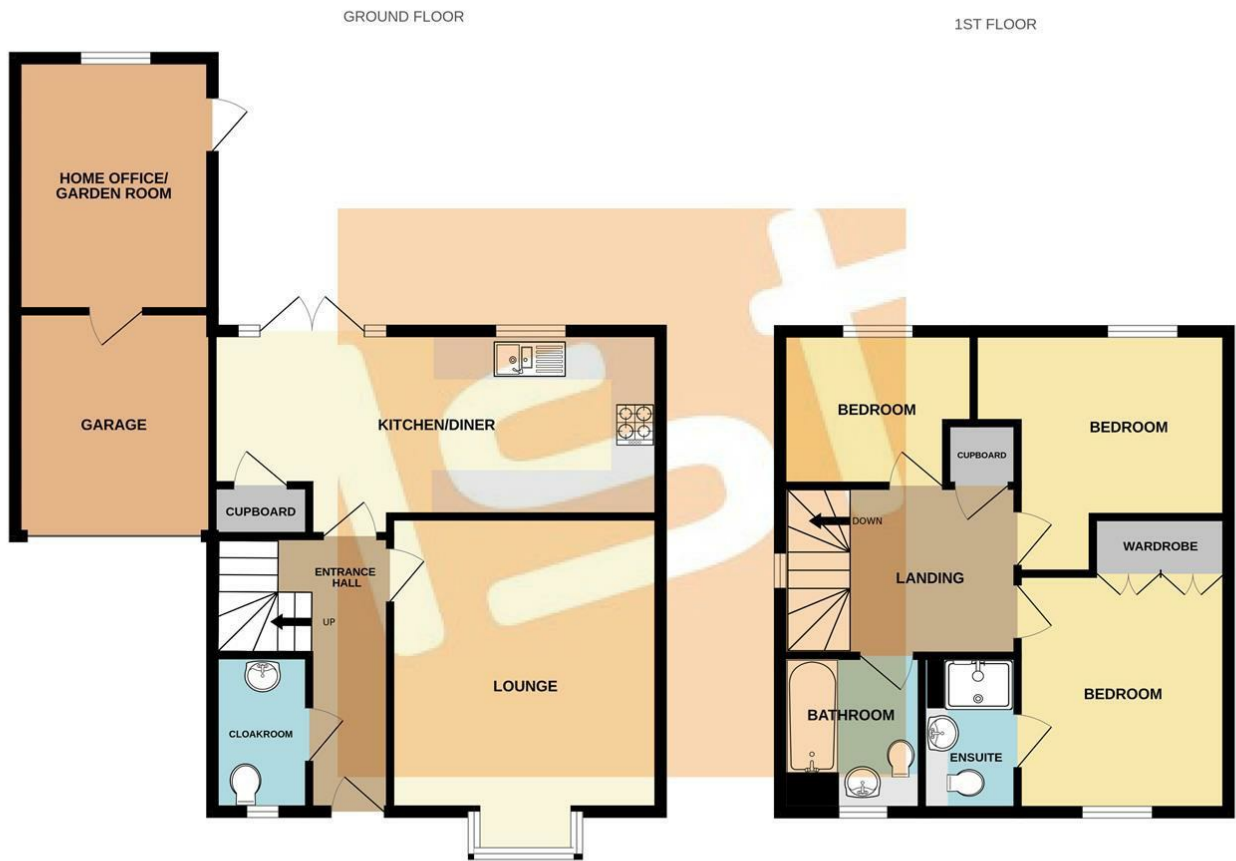
Rear Garden



Comprising paved patio and pathway, remainder mostly laid to lawn with additional composite decked patio area, part glazed door to home office & garage...

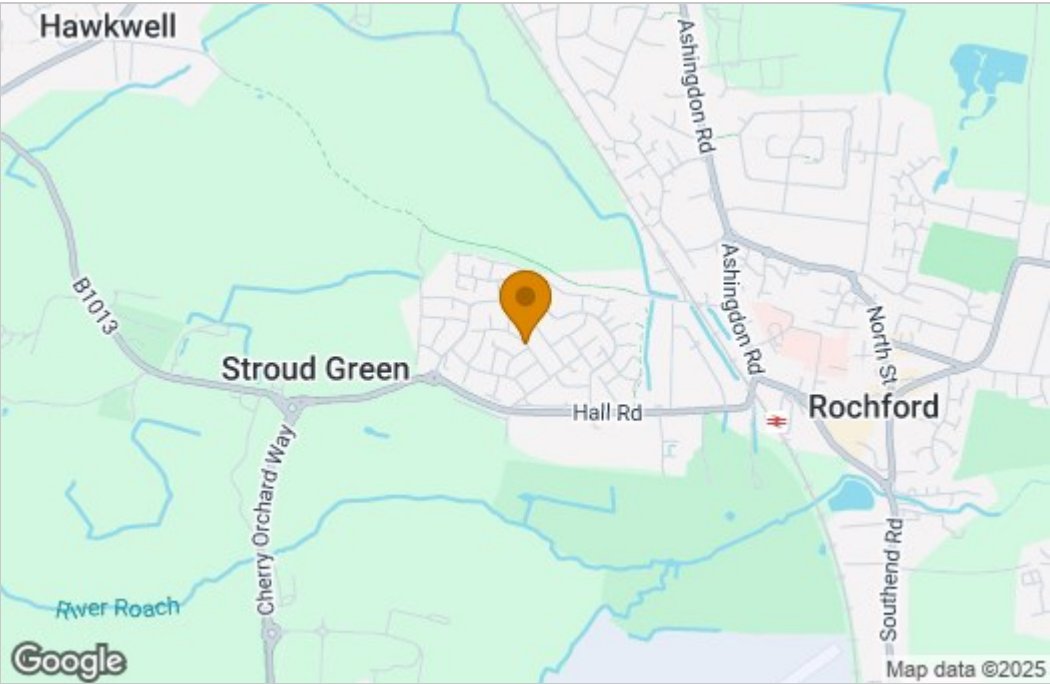


Floor Plan

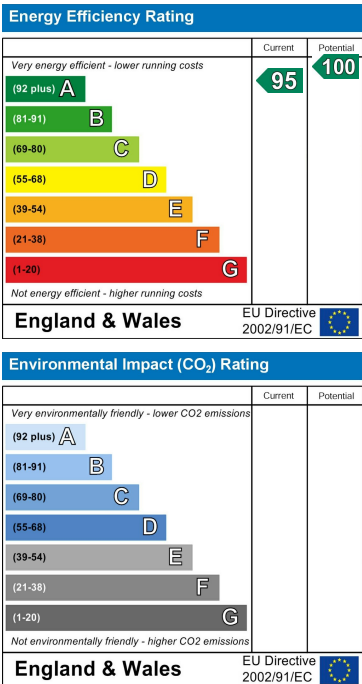


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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