

SOLD STC



Fort William Road
Offers In Region Of £770,000


MARTIN & CO



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- PRIVATE ROAD LOCATION
- APPROXIMATELY 1/3 ACRE PLOT
- REFURBISHED TO A HIGH STANDARD
- UNOVERLOOKED LARGE GARDEN

GENERAL DESCRIPTION Tucked away down a private lane, occupying a plot of around 1/3 ACRE, is this spacious very well presented 6 bedroom DETACHED chalet style property. The property has undergone a comprehensive refurbishment by the current owners, and is ready to move in and enjoy. The accommodation provides flexible living with the layout and floorplan. Outside the property offers a large frontage providing parking for numerous vehicles with a security intercom operating the electric wrought iron double entrance gates. To the rear and to the side is an unoverlooked garden with a Southerly aspect. There is a recently built, fully insulated and serviced Annex, with air-conditioning, internet and WiFi. Currently installed is a Golf Simulator. This annex is suitable for home office, gymnasium, treatment room, dance studio etc, the options are many and varied. The property provides easy access to the A13 and is only a mile from the Station and Basildon town centre and shops. There is a choice of schooling nearby and Langdon Country Park and Wat Tyler Park are also within easy reach. Therefore viewing is highly recommended to appreciate just what is on offer here.

NOTE: The property has been cleared ready to move, therefore furniture and fixtures and fittings may not appear as in the photos.

ENTRANCE HALL Accessed via UPVC composite door with side light window, long L shaped entrance hall, wood grain effect synthetic flooring, two radiators, coved cornice to smooth plastered ceilings with inset spot lighting, doors to all principle ground



floor rooms, stairs to first floor with double glazed window to rear.

GROUND FLOOR CLOAKROOM WC UPVC double glazed obscured glass window to front, modern white suite comprising close coupled wc with push button flush, pedestal wash hand basin, chrome ladder style towel radiator, tiling to walls and to floor, coved cornice to smooth plastered ceiling.

KITCHEN DINING ROOM 20' 10" x 12' 9" (6.35m x 3.89m) Fabulous light and airy kitchen area with UPVC double glazed windows to front fitted with electric roller blinds, the rest refitted with a comprehensive range of white shaker style eyelevel and floor standing units proving cupboard and drawer storage including glazed display unit, fitted square edge worktop with inset one and a half bowl ceramic sink with mixer tap over, integrated dishwasher, corner carousel unit, space for range double width cooker with twin ovens, and induction hob, with stainless steel splash back and stainless steel extractor hood over. Further built in units opposite including rounded end

units, built in eyelevel microwave oven, pull out larder cupboard, space for American Style fridge freezer, cupboard housing central heating gas fired boiler, under pelmet and kick board LED lighting, UPVC double glazed door to side, coved cornice to smooth plastered ceiling with inset down lighters, porcelain tiles to floor.

DINING AREA

UPVC double glazed shallow bow bay window to front, radiator, feature wall with 3D mural, porcelain tiling to floor, coved cornice to smooth plastered ceiling, opening to:

LIVING ROOM 24' 0" x 11' 8" (7.32m x 3.56m) UPVC double glazed windows with double glazed sliding patio doors adjacent leading out to the terrace, feature fire place with inset gas real flame coal effect fire, double and single radiator, wood grain effect vinyl flooring, coved cornice to smooth plastered ceiling, opening to kitchen dining area.

BATHROOM & SHOWER 9' 8" x 6' 5" (2.95m x 1.96m) UPVC double glazed obscured glass window to



front, the fitted with white suite comprising panel enclosed bath with mono block mixer tap over, close coupled wc with push button flush, pedestal wash hand basin with mixer taps, enclosed shower with glass door screen, large rainfall shower head and secondary shower head, ladder style towel rail radiator, tiling to walls with inset decorative mosaic vertical strips, tiled flooring, smooth plastered ceiling with inset spotlights.

BEDROOM THREE 14' 6" x 11' 0" (4.42m x 3.35m)
Large enough to use as a dining room, with UPVC double glazed window to front, radiator, coved cornice to smooth plastered ceiling with inset spot lights.

BEDROOM FOUR 14' 0" x 10' 0" (4.27m x 3.05m)
UPVC double glazed window to rear, currently free standing wardrobes with sliding doors (may remain subject to negotiation), radiator, coved cornice to smooth plastered ceiling.

BEDROOM FIVE 10' 8" x 10' 0" (3.25m x 3.05m)
UPVC double glazed window to rear, radiator, coved

cornice to smooth plastered ceiling with inset spot lights.

OFFICE / STUDY/BEDROOM 6 9' 8" x 8' 2" (2.95m x 2.49m) Could be used as an additional bedroom, currently used as Study / Office ideal for those who work from home, with UPVC double glazed window to front, radiator, coved cornice to smooth plastered ceiling with inset spot lights.

BEDROOM TWO 19' 18" x 3' 0" (6.25m x 0.91m)
Spacious bedroom with two UPVC double glazed dormer style windows to front with radiators beneath, built in eaves range of wardrobe and storage cupboards, airing cupboard housing cylinder and central heating controls, smooth plastered ceiling with inset spot lights.

MAIN BEDROOM 20' 0" x 14' 0" (6.1m x 4.27m)
Fabulous spacious main bedroom with two UPVC double glazed Dormer style windows to front with radiators beneath, range of built in wardrobe cupboards along one wall, with central inset dressing

table with eaves storage beneath, smooth plastered ceiling with inset spot lights.

ENSUITE BATHROOM 12' 8" x 8' 2" (3.86m x 2.49m)
Velux window to front, the rest fitted with white suite comprising corner bath with mixer taps over, enclosed shower with glass door screen and electric shower, pedestal wash hand basin with mono block taps, close coupled wc, radiator, tiling to walls and tiled flooring.

REAR GARDEN The rear garden comprises of immediate paved terrace from the living room, with steps down to further paved area, open up to an unoverlooked large lawn expanse with fields beyond. There is an recently constructed Annex building at the end of the garden with electric and internet services run through protective tubing. There is a small wooded area to one section of the garden includes a variety of fruit trees, towards the front boundary, providing screening and privacy. There also side access between the garage and the property with access to the kitchen / dining area via a double glazed side door.

ANNEX OUTBUILDING 23' 0" x 14' 0" (7.01m x 4.27m)
Recently constructed, with fully insulated flooring, walls and ceiling, UPVC double glazed window to rear and double glazed French doors with side lights to side. The building is fully services with power, lighting, internet cabling, WiFi, and air conditioning. This building is suitable for large home office, games room, gym, treatment room, dance studio, hobby room, the uses are endless. Currently the room has installed a professional golf simulator which may be available by separate negotiation.

FRONTAGE AND PARKING To the front is a very large gravelled area providing parking for numerous vehicles, with brick retaining wall to the front fitted with electric remote operated gates with intercom system, access down both sides of the property, access to the garage.

GARAGE 23' 0" x 9' 10" (7.01m x 3m) The garage is longer than standard, with up and over door, glazed personal door to side, window to side and rear, space and plumbing for washing machine, sink unit with tap over, power and lighting connected.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		



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 Total Area: 2654 ft² ... 246.6 m² Approximate Including Garage
 Measurements are approximate and for display purposes only.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

