

Sutton Court Drive, Rochford SS4 1JQ



£330,000

We are offering for sale this two bedroom, semi-detached bungalow with huge potential to extend, subject to the usual planning consents, benefiting from having two reception rooms, conservatory, own driveway providing off-street parking and detached garage.

Viewing highly recommended.

EPC Rating: tbc.

Our Ref 17706



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

ENTRANCE HALL

Airing cupboard. Plastered ceiling. Access to loft. Radiator.

BEDROOM ONE 13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



SHOWER ROOM

Obscure double glazed window to the side aspect. Low level WC. Inset wash hand basin with vanity storage below. Corner shower cubicle with double doors. Plastered ceiling. Heated towel rail.



LOUNGE 12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed bay window to the front aspect. Double glazed windows to the side aspect. Plastered ceiling. Radiator.

KITCHEN 9' 3" x 7' 8" (2.82m x 2.34m)

Double glazed window to the side aspect. Double glazed door to the side. Range of fitted base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Integrated oven. Inset hob with extractor above. Space for appliances. Tiled floor. Part tiled walls. Plastered ceiling.

DINING ROOM 10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed sliding patio doors providing access to the Conservatory. Radiator.



CONSERVATORY 11' 12" x 7' 9" (3.66m x 2.36m)

Double glazed windows. Double glazed French doors providing access to rear garden. Radiator.



EXTERIOR

The **REAR GARDEN** is mainly laid to lawn with selection of mature shrubs and tree to borders. **GREENHOUSE** to remain.



The **FRONT** has brick retaining wall with ornamental wrought iron railings and lawn area with pathway leading to entrance door. To the side is a double width part shingle part crazy paved driveway accessed via wrought iron gate leading to **DETACHED GARAGE** with power and light, and further double wrought iron gates providing access to the rear garden.



Consumer Protection from Unfair Trading Regulations 2008.

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. 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 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.