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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Vicarage View, Canewdon, Rochford, SS4 3FN



Guide Price:
£425,000 - £450,000

Situated on the sought after Vicarage View Development with far reaching views across open fields is this four bedroom, three storey family home which was built in 2019 with existing building guarantee. Offering stunning open plan accommodation to the ground floor, en suite to master bedroom and loft room with far reaching viewings across Canewdon. Viewing highly recommended. Our Ref: 19346.

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Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Plastered ceiling with inset spotlighting. Radiator. Stairs to first floor accommodation with double opening doors to under stairs storage cupboard.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising inset wash hand basin with chrome mixer tap and high gloss vanity storage below and back to wall wc. Radiator. Tiled flooring. Plastered ceiling with inset spotlighting.

STUDY 8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to front aspect. Plastered ceiling with inset spotlighting. Wood effect flooring. Radiator.



KITCHEN/BREAKFAST ROOM 19' 5" x 10' 9" (5.92m x 3.28m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden.

KITCHEN AREA

A comprehensive range of modern Shaker style base and eye level units incorporating Quartz work surface with inset sink drainer unit and feature tiled splash backs. Integrated twin eye level electric oven with separate as hob and stainless steel extractor chimney above. Integrated wine cooler. Integrated dishwasher, washing machine and fridge freezer. Wood effect tiled flooring. Plastered ceiling with inset spotlighting.



BREAKFAST AREA

Double glazed French doors providing access to rear garden. French doors leading through to lounge.



LOUNGE 21' 3" x 14' 6" (6.48m x 4.42m)

Double glazed bi-folding doors providing access to rear garden. Feature vaulted ceiling with inset spotlighting. Feature media wall with inset electric fire. Wood effect tiled flooring. Radiators. French doors providing access to entrance hall.



FIRST FLOOR LANDING

Stairs to second floor accommodation.

SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising tiled shower cubicle with feature tiled wall and waterfall thermostatic shower, inset wash hand basin with chrome mixer tap and high gloss vanity storage below and close coupled wc. Heated towel radiator. Tiled flooring. Tiled walls. Plastered ceiling with inset spotlighting.



BEDROOM ONE 13' 8" x 12' 5" (4.17m x 3.78m)

Double glazed window to front aspect. Radiator. Plastered ceiling. RECESS which could house freestanding wardrobes or fitted wardrobes. Door to en suite.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with glass screen and waterfall thermostatic shower over, inset wash hand basin with tiled vanity shelving below and back to wall wc. Tiled walls. Tiled flooring. Heated towel radiator. Airing cupboard. Plastered ceiling with inset spotlighting.



BEDROOM THREE 11' 7" x 9' 6" (3.53m x 2.9m)

Double glazed window to front aspect. Radiator. Plastered ceiling. RECESS which could house freestanding wardrobes or fitted wardrobes.

BEDROOM FOUR 9' 7" x 8' 11" (2.92m x 2.72m)

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

SECOND FLOOR BEDROOM TWO 22' 8" max x 10' 3" max (6.91m x 3.12m)

Double glazed Velux windows to front and rear aspects. Custom fitted wardrobes to one wall. Eaves storage cupboards. Radiators. Plastered ceiling.



Agents Note:

This room is currently split into sections creating a study and bedroom area.

EXTERIOR.

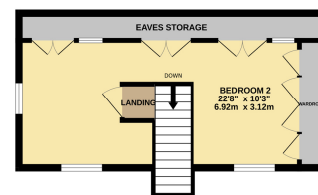
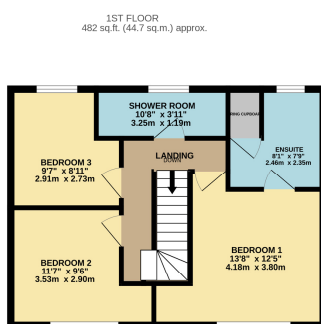
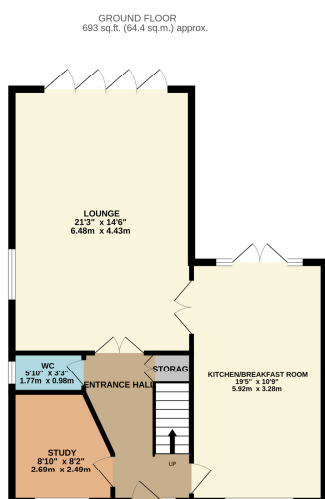
A recently landscaped **REAR GARDEN** commencing with raised patio area with steps down to composite decking area leading to artificial lawn area. Bark section currently creating play area. Feature sleeper borders. Spacious side way with gate providing access to front.



Situated in a quiet cul de sac position with wrought iron gates to the front. Parking for the property is in a private car park to side with two allocated spaces and one visitor bay.

Agents Note:

A maintenance charge of £180 every 6 months and covers all maintenance of the road and green areas/electric of lights etc.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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