

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Redwood Drive, Rochford, SS4 1WQ



Offers Over £475,000

Situated on the popular Hall Road development is this stunning four bedroom detached family home benefiting from having en suite to master bedroom, open plan kitchen/breakfast room, spacious separate lounge, landscaped rear garden, own driveway and garage. Viewing recommended.

EPC Rating: B. Our Ref 19390

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Under stairs full height storage cupboard. Contemporary tiled floor. Plastered ceiling. Radiator.



### GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with concealed cistern. Wall mounted wash hand basin with chrome mixer tap. Tiled floor. Part tiled walls. Plastered ceiling. Chrome heated towel radiator.

### SPACIOUS LOUNGE 17' into bay x 11' (5.18m x 3.35m)

Double glazed bay window to the front aspect. Plastered ceiling. Two radiators.

### KITCHEN/FAMILY/BREAKFAST ROOM 21' 3" x 13' 10" (6.48m x 4.22m)

Double glazed window to the rear aspect. Double glazed French doors providing access to the rear garden. Range of contemporary fitted base and eye level units. Quartz work surfaces. Inset sink with Quartz drainer. Integrated eye level double electric oven. Separate gas hob with stainless steel extractor above. Integrated washing machine. Integrated dish washer. Integrated fridge/freezer. Tiled floor. Plastered ceiling. Inset LED spot lights. Radiator.



## FIRST FLOOR ACCOMMODATION

### SPACIOUS LANDING

Full height storage cupboard.



### BEDROOM ONE 12' 3" max x 12' 3" max (3.73m x 3.73m)

Double glazed window to the rear aspect. Mirror front sliding door fitted wardrobes. Plastered ceiling. Radiator.





### EN SUITE

WC with concealed cistern. Inset wash hand basin with chrome mixer tap, tiled surround and vanity shelving below. Double walk-in shower enclosure with thermostatic shower. tiled floor. Chrome heated towel radiator.



### BEDROOM TWO 12' 3" x 11' 9" (3.73m x 3.58m)

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



### BEDROOM THREE 10' 8" x 9' 1" (3.25m x 2.77m)

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



### BEDROOM FOUR 10' 3" x 6' 9" (3.12m x 2.06m)

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



### FAMILY BATHROOM

WC with concealed cistern. Inset wash hand basin with chrome mixer tap, tiled surround and vanity shelving below. Panelled bath with tiled surround, thermostatic shower over and glass shower screen. Tiled floor. Plastered ceiling. Inset LED spot lights. Heated towel radiator.



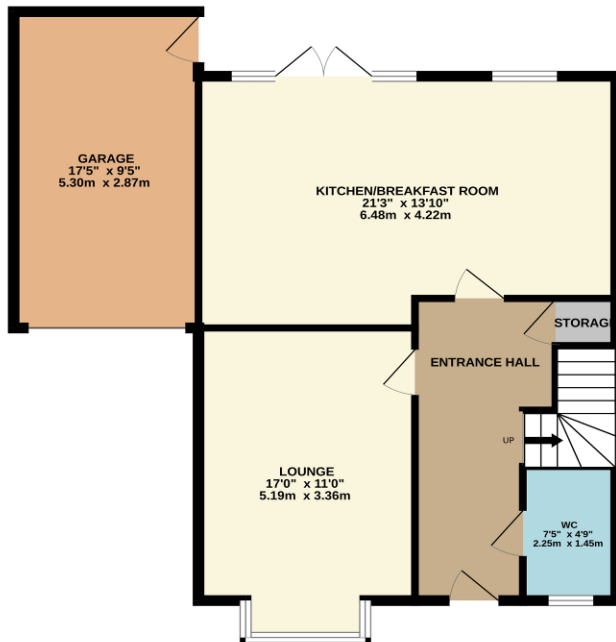
## EXTERIOR

The **LANDSCAPED REAR GARDEN** commences with patio with steps up to laid lawn. Separate raised decking area. Gate providing access to the front.

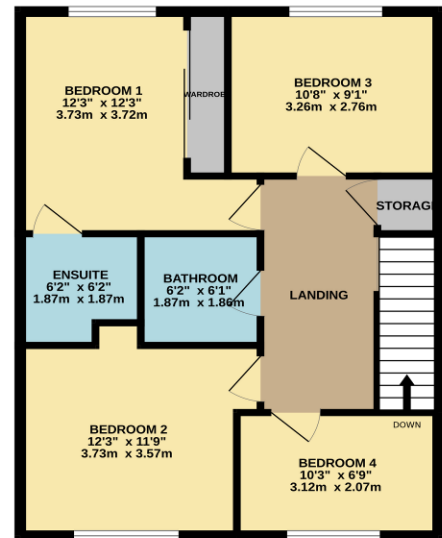


The **FRONT** has own driveway providing off-street parking leading to **GARAGE 17' 5" x 9' 5" (5.31m x 2.87m)** with Up & Over door, power and light, personal door to rear garden.

GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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