

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Sovereign Close, Rochford, SS4 1XB



Guide Price:
£500,000 - £525,000

Situated in a popular location within Rochford is this immaculate four bedroom detached family home with spacious lounge and kitchen/diner, large master bedroom suite in loft, south facing rear garden and detached garage. Close to local shops, amenities and mainline railway station with links to London, Liverpool Street.

Council Tax Band: E. EPC Rating: D.

Viewing advised. Our Ref: 17804.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises

Entrance via uPVC composite entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with open glass bannisters and under stairs storage cupboard. Moduleo flooring with under floor heating. Plastered ceiling.



LOUNGE 15' 11" x 10' 3" (4.85m x 3.12m)

uPVC double glazed window to front aspect. Double glazed bi-fold doors providing access to rear garden. Inset wall mounted tv/entertainment system unit. Continuation of Moduleo flooring with under floor heating. Plastered ceiling with inset down lighting.



KITCHEN/DINER 15' 11" x 9' 10" (4.85m x 3m)

uPVC double glazed window to front and side aspects. uPVC double glazed French doors providing access to rear garden. A range of modern base and eye level units incorporating quartz work surface with inset sink drainer unit with hot water tap. Integrated oven. Induction hob with extractor fan. Integrated fridge freezer. Integrated plate warmer. Integrated dishwasher. Integrated microwave. Integrated wine cooler. Wireless charger. Breakfast bar. Continuation of Moduleo flooring with under floor heating. Plastered ceiling with inset down lighting. All appliances are AEG.



UTILITY ROOM

A range of base and eye level units incorporating quartz work surface. Continuation of Moduleo flooring with under floor heating. Space and plumbing for washing machine. Combination boiler (installed in 2020 - 35 kilowatts).



GROUND FLOOR CLOAKROOM

uPVC double glazed window to front aspect. A two piece suite comprising inset wash hand basin with vanity storage below and close coupled wc. Continuation of Moduleo flooring with under floor heating.

FIRST FLOOR LANDING

Stairs to second floor accommodation. Storage cupboard. Plastered ceiling.

BEDROOM TWO 9' 10" x 7' 11" (3m x 2.41m)

uPVC double glazed window to front aspect. Plastered ceiling. Radiator. Door to dressing room.



DRESSING ROOM 8' x 6' (2.44m x 1.83m)

uPVC double glazed window to side aspect. Plastered ceiling with inset down lighting.



BEDROOM THREE 10' 3" x 9' 6" (3.12m x 2.9m)

uPVC double glazed window to front aspect. Plastered ceiling. Radiator.



BEDROOM FOUR 7' 1" x 6' 3" (2.16m x 1.91m)

uPVC double glazed window to front aspect. Plastered ceiling. Radiator.



SHOWER ROOM

uPVC double glazed window to front aspect. A three piece suite comprising corner shower cubicle, inset wash hand basin with vanity storage below and close coupled wc.



SECOND FLOOR ACCOMMODATION

uPVC sky light to rear aspect. Plastered ceiling. Sliding door leading to master bedroom.

MASTER BEDROOM SUITE 23' 7" x 9' 8" (7.19m x 2.95m)

Two uPVC sky lights to rear aspect. Built in wardrobes to one end. Radiator. Plastered ceiling with inset down lighting. OPEN BATHROOM AREA. uPVC sky light to rear aspect. A three piece suite comprising freestanding bath, sink unit and close coupled wc.



EXTERIOR.

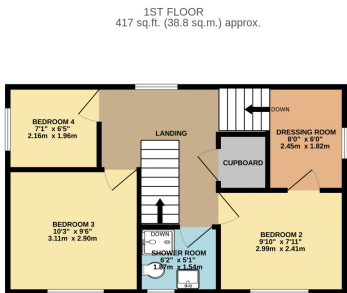
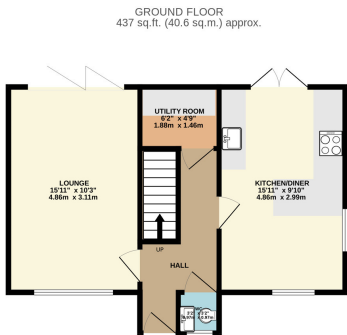
The REAR GARDEN is south facing measuring approximately 50ft (15.24m) commencing with patio. Laid to lawn. Large storage to side with fencing. Gate to front aspect.



The FRONT has lawn area with pathway leading to front door. Neatly landscaped with pebble area and small wall. Electric car charger.

GARAGE with remote roller door. Power and lighting. Storage in roof space. Off street parking in front.

Agents Note
Individual heating thermostat for each floor. Nes smoke detectors.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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.
Made with Metropix ©2024

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.