

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Sutton Court Drive, Rochford, SS4 1HS



**Guide Price £290,000 - £320,000**

Situated in a popular location is this extended three bedroom terraced house benefiting from having large lounge opening through to modern kitchen, ground floor bathroom, approximately 65ft west facing rear garden. Close to local shops, mainline railway station and bus routes.

Council Tax Band: B. EPC Rating: C.  
Our Ref 19854

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

### ENTRANCE PORCH

Door to

### LARGE LOUNGE 24' x 12' 8" (7.32m x 3.86m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Under stairs cupboard. Feature brick built fireplace with wood mantle, slate tiled hearth and inset Log Burner. Wood effect laminate flooring. Plastered ceiling. Radiator. Open through to



### MODERN FITTED KITCHEN 24' 4" max x 12' 8" max (7.42m x 3.86m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Sky Lantern. Modern fitted Wren 'Soft Close' white gloss units to base and eye level. White gloss work surfaces. Inset black Rangemaster sink drainer unit with Hot Tap. Space for large Range style cooker with black extractor hood over. Black tile splash backs. Integrated dish washer. Integrated washing machine. Space for American style fridge/freezer. Slate tiled floor. Plastered ceiling. Inset spot lights.



### GROUND FLOOR BATHROOM

WC with low level cistern. Pedestal wash hand basin. Panelled bath with tiled splash back and inset Mirror TV. Separate fully tiled corner shower enclosure with Rainfall shower head. Slate tiled floor. Plastered ceiling. Inset spot lights. Towel rail radiator.





## FIRST FLOOR ACCOMMODATION

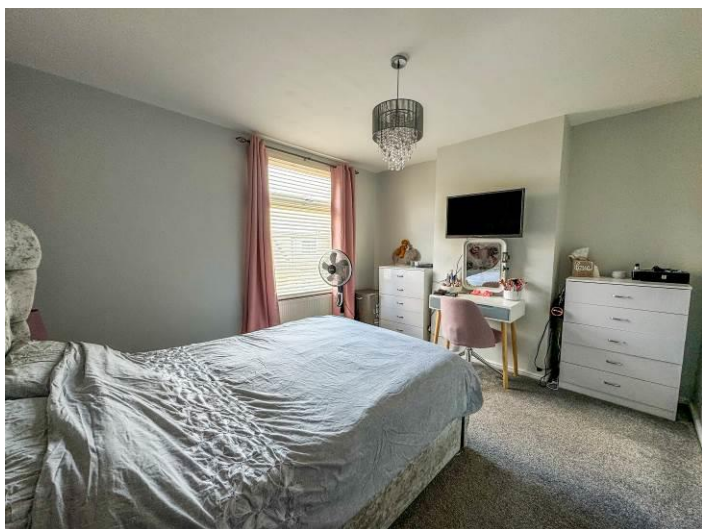
### LANDING

Airing cupboard.



### BEDROOM ONE 12' 6" x 11' (3.81m x 3.35m)

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



### BEDROOM TWO 12' 3" x 7' 11" (3.73m x 2.41m)

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



### BEDROOM THREE 8' 9" x 7' 2" (2.67m x 2.18m)

Double glazed window to the rear aspect. Built-in cupboard. Plastered ceiling. Radiator.

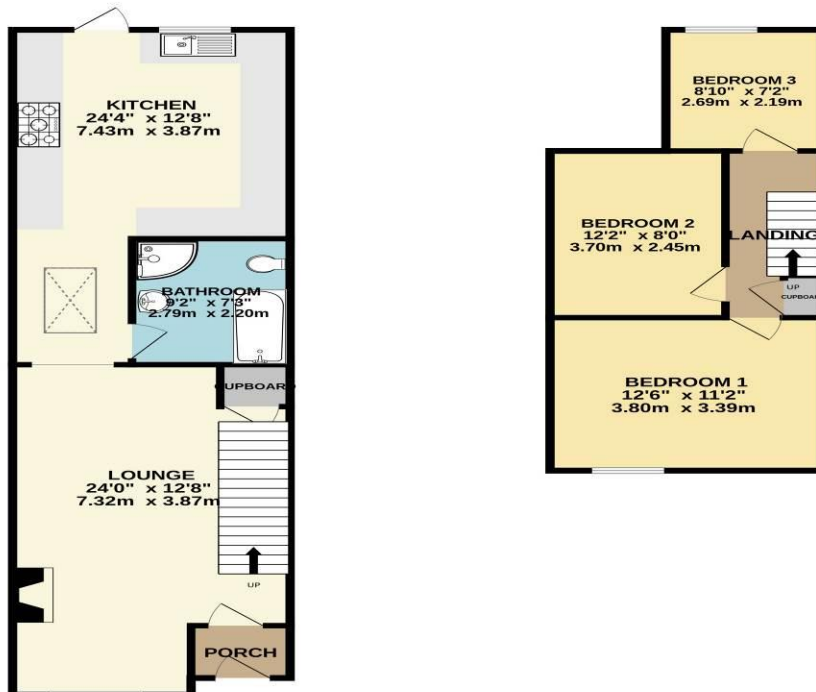


## EXTERIOR

The **WEST FACING** rear garden measures **approximately 65' (19.81m)** commences with paved patio with Sleeper border and steps up to laid lawn. Paved pathway leading to picket fence with gate to **SHED**, to remain, with power. Exterior tap. Exterior power points. Gate to the rear providing access to rear alleyway.



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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