

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Canewdon View Road, Rochford, SS4 3DU



£700,000

Situated in a private gated mews of exclusive detached bungalows built in 2021 is this stunning two bedroom detached property occupying an envious position with far reaching views over open fields to rear and driveway providing off street parking for several vehicles. Offering modern open plan living accommodation with luxury kitchen, bathroom and ensuite. Within walking distance to local amenities in Ashingdon yet situated in a rural position. Viewing highly recommended.

Council Tax Band: E. EPC Rating: B. Our Ref: 20331.

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 glazed entrance door to entrance porch.

ENTRANCE PORCH

Wood effect flooring with under floor heating. Plastered ceiling. Door to entrance hall.

SPACIOUS ENTRANCE HALL

Wood effect flooring with under floor heating. Large walk in storage/media cupboard. Access to loft. Plastered ceiling with inset spotlighting. Door to integral garage. Oak doors to all rooms. Oak French doors to lounge.



BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.28m)

Double glazed full height window with custom fitted shutters to front aspect. Under floor heating. Plastered ceiling. Door to en suite.



LUXURY EN SUITE BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising tiled shower cubicle with thermostatic shower with waterfall shower head, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Tiled walls with complimentary tiled flooring. Plastered ceiling with inset spotlighting.



BEDROOM TWO 10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to side aspect. Plastered ceiling.



LUXURY BATHROOM

A three piece suite comprising panelled bath with centralised chrome mixer taps, inset wash hand basin with chrome mixer tap and vanity storage below and back to wall wc. Feature tiled splash back to the bath. Heated towel radiator. Tiled walls with complimentary tiled flooring with under floor heating. Plastered ceiling with inset spotlighting.



SPACIOUS OPEN PLAN KITCHEN/FAMILY ROOM/LOUNGE 32' max x 24' max (9.75m x 7.32m)

Double glazed window to rear aspect. Double glazed aluminium bi fold doors providing access to rear garden.

LOUNGE AREA

Double glazed windows with custom fitted shutters to side aspect. Feature fireplace. Plastered ceiling. Wood effect flooring with under floor heating. Door to utility room.



UTILITY ROOM 10' 9" x 5' 2" (3.28m x 1.57m)

Obscure double glazed door to side aspect. Base and eye level units. Inset sink drainer unit. Space and plumbing for appliances. Full height walk in storage cupboard. Wood effect flooring. Plastered ceiling with inset spotlighting.



KITCHEN AREA

Double glazed window to rear aspect. A comprehensive range of modern high gloss base and eye level units incorporating quartz work surface with inset sink drainer unit. Integrated twin eye level electric oven. Induction hob with extractor above. Integrated fridge freezer. Integrated dishwasher. Island unit with quartz work surface and integrated wine cooler and storage. Inset plinth LED lighting. Wood effect flooring.



EXTERIOR.

The **REAR GARDEN** measures approximately 70ft (21.34m) deep backing directly onto open fields to rear. Commencing with patio area leading to garden. Laid to lawn. Fencing to all boundaries.

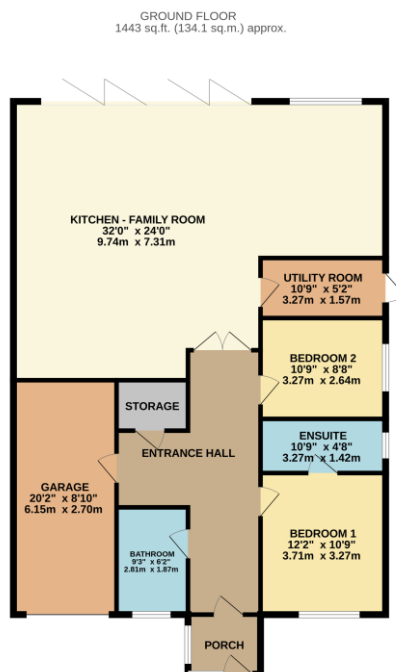


To the **FRONT** are private electric gates giving access to the exclusive mews of four detached bungalows with sweeping driveway leading to the property which is situated in the far right hand corner. Having own driveway providing off street parking for several vehicles. The property is situated with countryside walks and flanks countryside to the right hand side with far reaching views over fields to rear.

Agents Note:

The vendors have made us aware:

- The bungalow was originally designed as three bedrooms and could easily be converted back to three bedrooms, if required.
- The property has a burglar alarm.
- They own a third of the land to the front of the property which measures approximately half an acre including the grass area and woodland which may be available, subject to separate negotiation.
- The pump for the sewerage which is located to the front of the property carries an approximate £40 per annum charge.
- There is a minimal fee for the electric gates to the front.
- The wood cladding to the front of the bungalow is Sho-Sugi-ban.
- NHBC Guarantee with six years remaining.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with Housplan 11.0.0.0

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.