

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Road, Rochford, SS4 1UG



Guide Price:
£650,000 - £675,000

We are delighted to bring to market this immaculate four double bedroom detached family home, having been improved by the current vendors to a very high specification throughout, with modern open plan kitchen/breakfast room and modern bathroom and en suite, double detached garage to rear with parking and large driveway to front providing off street parking for several vehicles. Occupying a wider than average plot measuring approximately 85ft wide with rear garden measuring approximately 60ft by 40ft. Within close walking distance to local shops, schools and mainline railway station.

Viewing advised. Council Tax Band: F. EPC Rating: TBC.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Wood effect flooring. Plastered ceiling.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising circular wash hand basin with oak shelving and back to wall wc. Contemporary radiator. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



LOUNGE 14' 6" x 13' 8" (4.42m x 4.17m)

Double glazed French doors providing access to rear garden. Media wall with built in Ethanol fire for real flame effect. Radiator. Wood effect flooring. Plastered ceiling.



SITTING ROOM/PLAY ROOM 17' 3" x 10' 2" (5.26m x 3.1m)

Triple glazed bay window to front aspect. Radiator. Wood effect flooring. Plastered ceiling.



KITCHEN/BREAKFAST ROOM 20' 5" x 13' 8" (6.22m x 4.17m)

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. A comprehensive range of luxury modern high gloss base and eye level units incorporating quartz effect laminate work surface and inset sink drainer unit. Integrated oven. Induction hob with extractor above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Plastered ceiling with inset LED spotlighting. Marble tiled flooring.



GALLERIED FIRST FLOOR LANDING

Triple glazed window to front aspect. Large walk in airing cupboard.



BEDROOM ONE 16' 7" x 13' 10" (5.05m x 4.22m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling. Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising tiled walk in shower cubicle with thermostatic shower, table top wash hand basin with chrome mixer taps and drawer vanity storage below and back to wall wc. Part tiled walls. Chrome heated towel radiator. Plastered ceiling with inset LED spotlighting.



BEDROOM TWO 13' 8" x 10' 4" (4.17m x 3.15m)

Triple glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM FOUR 9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed window to side aspect. Radiator. Wood effect flooring. Plastered ceiling.



BEDROOM THREE 13' 11" x 10' 4" (4.24m x 3.15m)

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



BATHROOM

A three-piece suite comprising panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer taps and close coupled wc. Heated towel radiator. Part tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

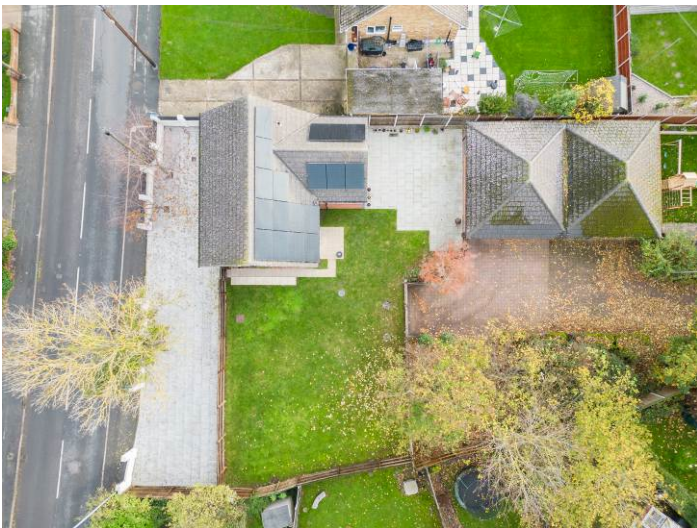
As previously mentioned, the property occupies a stunning plot measuring approximately 85ft (25.91m) wide with the **REAR GARDEN** commencing with a sweeping patio area leading to garden which measures approximately 60ft (18.29m) deep. Door to **DETACHED PITCHED ROOF GARAGE** which is located to the rear of the property. Gate providing access to rear entrance with parking in front of the garage for approximately three/four vehicles. EV points. Gate providing access to front.



The **FRONT** has a recently laid large sweeping driveway with parking for numerous vehicles. Privacy brick wall.

Agents Note:

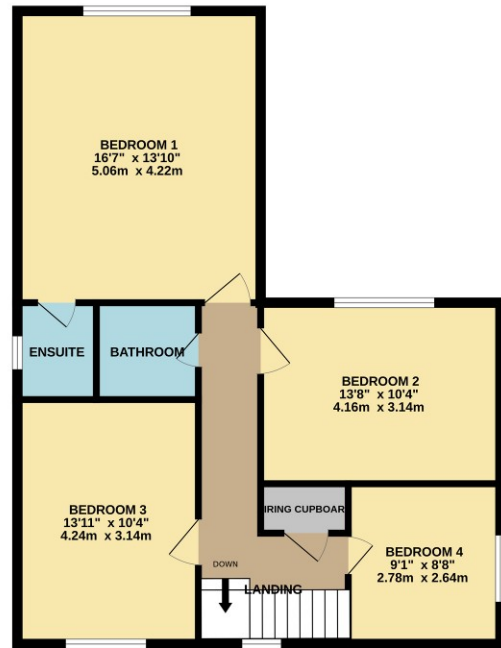
The vendors have advised that the solar panels will remain subject to either further negotiation or within the sale price. The vendors advise that the average gas and electric bill per month is approximately £25.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.6 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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