



## 1b Lancaster Road

Rayleigh, SS6 8UP

Asking Price £445,000



Having not been lived in before, Smooth Move Estates are delighted to sell this detached 2 bedroom, energy efficient bungalow built in 2022 to a high specification with great attention to detail.

Located in Rayleigh near local shops and schools and being 1.7 miles to Rayleigh Station and 3.6 miles to Southend Airport this property is versatile and practical.

Accommodation comprises a bright and airy, open plan lounge / kitchen diner, 2 double bedrooms and a bathroom. The kitchen area is fully fitted with built in appliances and leads to a secluded rear garden. The bedrooms and bathroom are fitted with quality modern furniture and fittings matching the rest of the new decor throughout the property. The front aspect has parking for two cars.

Underfloor heating, gas central heating, UPVC double glazing and new boiler are just some of the features, there are more when you view!



### Entrance Hallway

A bright and airy hallway with laminate flooring, underfloor heating, flush ceiling lighting, painted walls and doors leading to all rooms.

### Kitchen Diner Lounge 24'6" x 11'9" (7.47m x 3.58m)

An impressive open plan family room with two sets of double patio doors leading to the rear garden. The kitchen area is fully fitted with a good range of base units, laminate wood effect worktops one with sunken sink and eye level cupboards surrounded by marble splash back wall panels. Fitted appliances include oven, hob and extractor fan and there are spaces for fridge freezer and washer / dryer. A hallway utility cupboard currently houses a washing machine and boiler. One set of patio doors leads to the garden from the kitchen area and the second set of doors leads from the lounge area which has a wood panel wall feature. The whole room has underfloor heating under laminate flooring.

### Bedroom 1 11' x 10'6" (3.35m x 3.20m)

A double bedroom with window to front aspect and radiator under. Fitted wardrobes with wood panel finish match the wood panel on the wall opposite. Laminate flooring, carpet, flush ceiling lighting.

### Bedroom 2 10'4" x 9'5" (3.15m x 2.87m)

A double bedroom with window to front aspect and radiator under. Fitted wardrobes, carpet, flush ceiling lighting and loft access to water heater.

### Bathroom

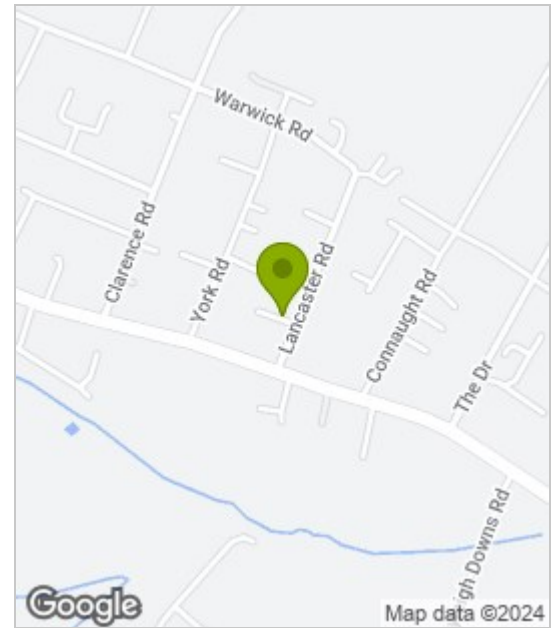
WC, wash hand basin with vanity unit under, bath with double headed shower and screen over. Opaque window to side aspect, shower wall panels and painted walls, flush ceiling lighting and center light, upright radiator, laminate flooring.

### Rear Garden

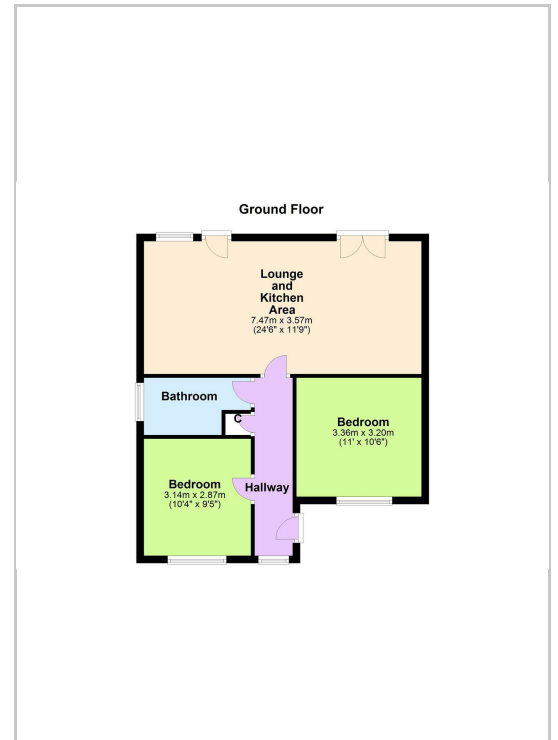
A fully enclosed, unoverlooked, west facing, landscaped area with feature brick pathways, lawn and horizontal fence panels with corner seating area. Secure side pedestrian access from front.

The front garden is paved for parking part surrounded by an attractively styled privacy wall.

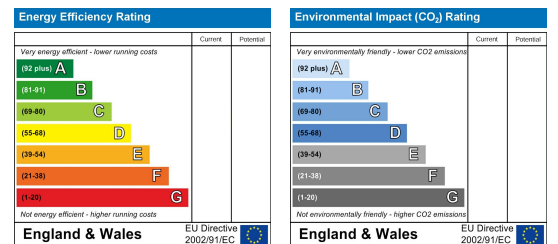
### Area Map



### Floor Plans



### Energy Efficiency Graph



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