



1b Lancaster Road

Rayleigh, SS6 8UP

£425,000



Smooth Move Estates are pleased to present this contemporary two-bedroom detached bungalow, built in 2022 and finished to an exceptional standard with thoughtful design throughout.

Situated in Rayleigh, the home enjoys convenient access to local shops and schools, while Rayleigh Station is just 1.7 miles away and Southend Airport 3.6 miles, making it an ideal choice for both commuters and those seeking a practical, well-connected location.

Inside, the property offers a bright open-plan lounge, kitchen and dining area, complete with fully integrated appliances and direct access to a private, low-maintenance rear garden. Two well-proportioned double bedrooms and a stylish modern bathroom complement the accommodation, all finished in a cohesive, high-quality décor.

Externally, the frontage provides parking for two vehicles. The home also benefits from underfloor and central heating and UPVC double glazing, contributing to its excellent energy efficiency.



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

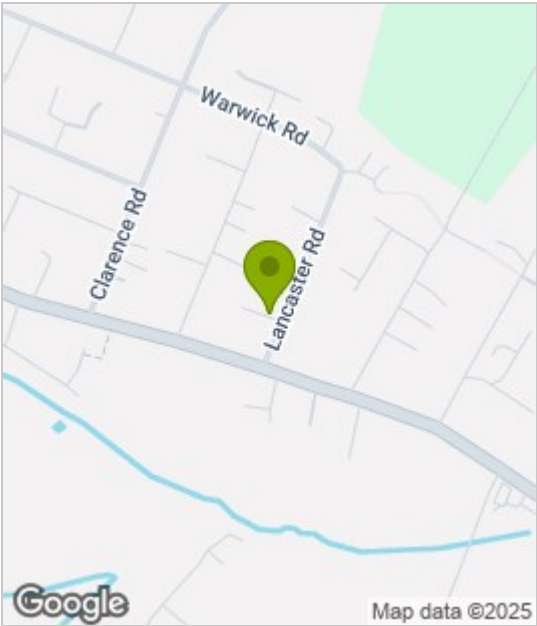
WC, wash hand basin with vanity unit under, bath with double headed shower and screen over. Opaque window to side aspect, shower wall panels and painted walls, flush ceiling lighting and center light, upright radiator, laminate flooring.

Rear Garden

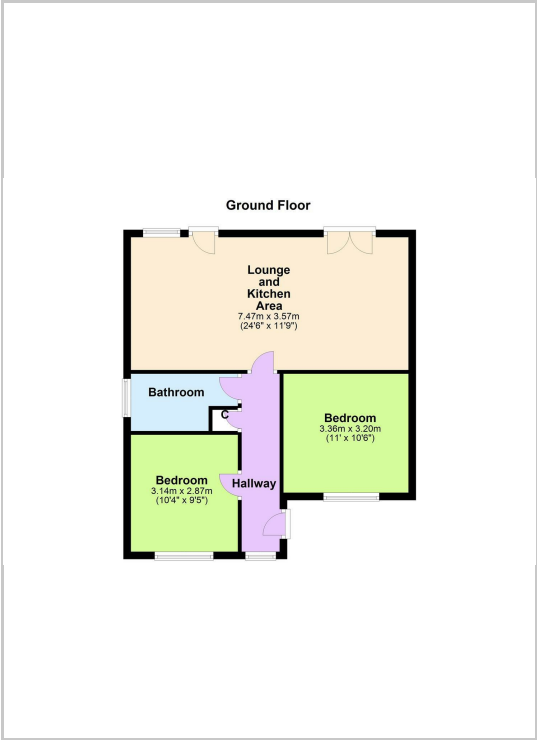
A fully enclosed, unoverlooked, west facing, landscaped area with feature brick pathways, lawn and horizontal fence panels with corner seating area. Secure side pedestrian access from front.

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

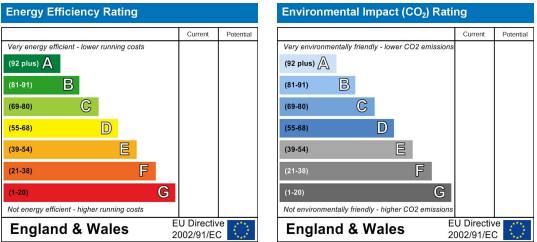
Area Map



Floor Plans



Energy Efficiency Graph



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