



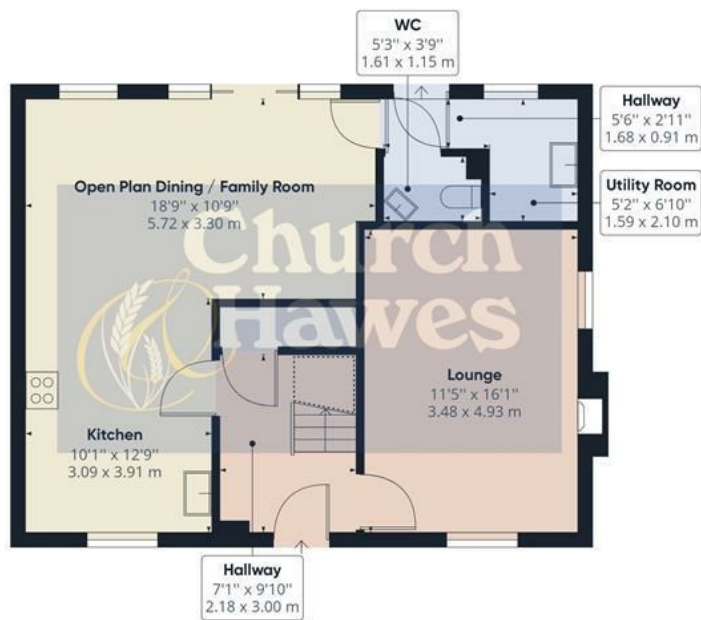
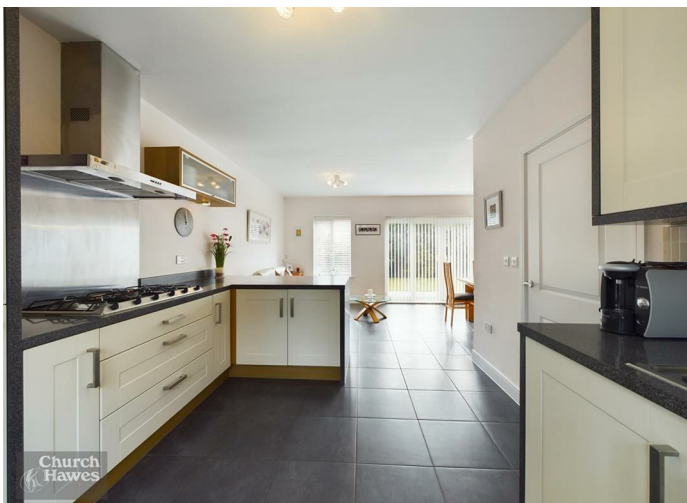
10 Lake Mead, Heybridge , CM9 4UJ  
Price £585,000

**Church & Hawes**

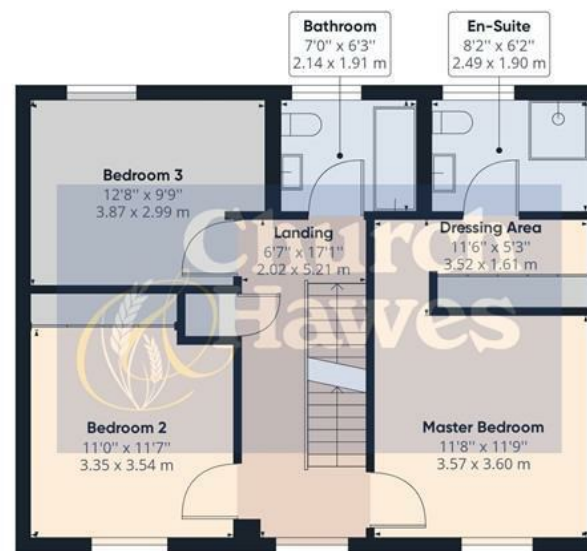
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

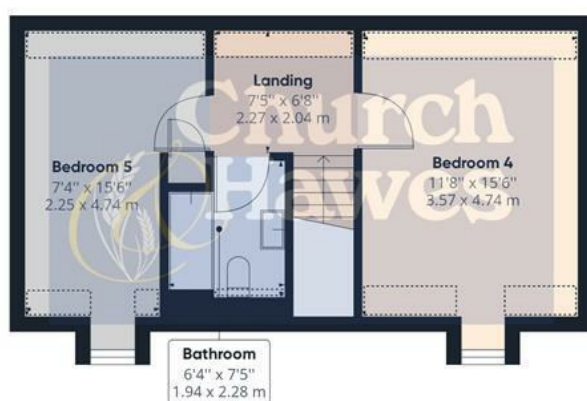
OFFERED FOR SALE WITH NO ONWARD CHAIN! A MODERN FIVE BEDROOM DETACHED FAMILY HOME SITUATED within this sought turning on the popular Lakes Development. Internally the WELL PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS comprises of dressing area & en-suite facilities serving the principal bedrooms plus two bathrooms. To to ground floor the property boasts a STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM with separate utility room along with a dual aspect lounge. Externally to the rear of the garden is A DETACHED DOUBLE GARAGE plus parking. Energy Efficiency Rating C. Council Tax Band F.



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1795.82 ft<sup>2</sup>  
 166.84 m<sup>2</sup>

**Reduced headroom**

78.21 ft<sup>2</sup>  
 7.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Second Floor

### Bedroom 5 15'6 x 7'4 (4.72m x 2.24m)

Double glazed window to front, radiator, built in storage cupboard.

### Bedroom 4 15'6 x 11'8 (4.72m x 3.56m)

Double glazed window to front, radiator.

### Bathroom

Velux window, ladder towel radiator, shaver point, low level w.c, wash hand basin, panelled bath with mixer tap and wall mounted shower unit, tiled to bath area.

### Landing

Velux window to rear, telephone point, radiator, stairs leading down to:

## First Floor

### Master Bedroom 11'9 x 11'8 (3.58m x 3.56m)

Double glazed window to front, radiator, through to:

### Dressing Area

Built in wardrobes with sliding doors, door to:

### En-Suite

Obscure double glazed window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling.

### Bedroom 2 11'7 x 11' (3.53m x 3.35m)

Double glazed window to front, radiator, built in wardrobe with sliding doors.

### Bedroom 3 12'8 x 9'9 (3.86m x 2.97m)

Double glazed window to rear, radiator.

### Bathroom

Obscure double glazed window to rear, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted shower unit, inset lighting to ceiling, tiled to bath area.

### Landing

Double glazed window to front, radiator, airing cupboard, stairs leading down to:

## Ground Floor

### Entrance Hallway

Entrance door to front, radiator, built in storage cupboard, doors to:

### Dual Aspect Lounge 16'1 x 11'5 (4.90m x 3.48m)

Double glazed window to front & side, radiator, feature fireplace.

### Kitchen/Dining/Family Room 12'9 x 10'1 + 18'9 x 10'0 (3.89m x 3.07m + 5.72m x 3.05m)

Double glazed window to front & rear, sliding patio door to rear leading to garden, tiled floor, two radiators, built in Smeg five ring hob, extractor hood, built in Smeg oven & microwave, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, built in Smeg dishwasher, built in fridge/freezer.

### Utility Room

Double glazed window to rear, door to rear to garden, space for fridge, space for washing machine, sink unit with mixer tap set into worksurfaces, base and wall mounted units, cupboard housing wall mounted boiler, tiled floor continued from Kitchen.

### Cloakroom/W.C

Radiator, low level w.c, wash hand basin with mixer tap, tiled floor.

### Rear Garden

Commencing with full width patio area, outside tap, side access gate, flower and shrub beds remainder laid to lawn, personal door to:

### Double Garage 17' width x 16'8 depth (5.18m width x 5.08m depth)

Located to the rear of the property. Up and over door, power connected. Driveway parking to front of garage (accessed via a shared driveway)

### Probate Information

Please note we understand Probate is being applied for in November 2023. We have been advised that this will take up to approx 16 weeks for probate to be granted (we have no control over this time frame) Probate will be required to exchange contracts.

### Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Church Hawes



Church Hawes



Church Hawes



Church Hawes



Church Hawes