

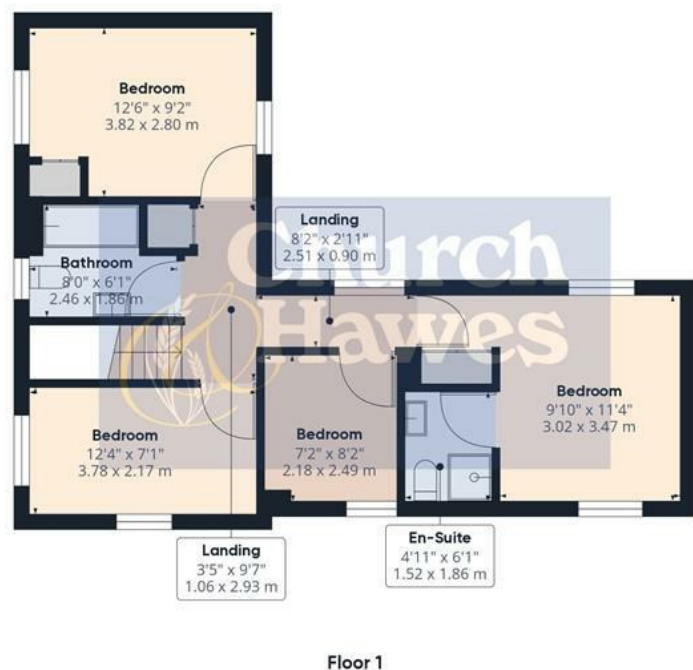
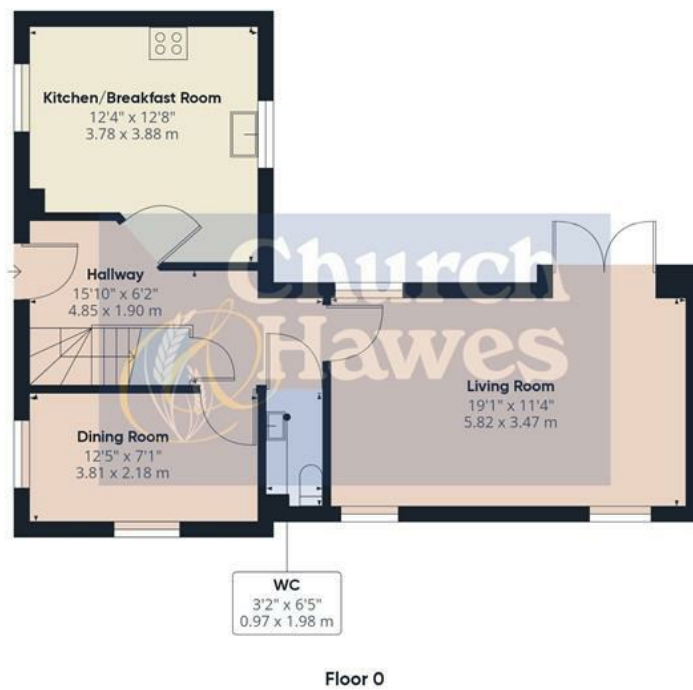


12 Stebbens Way, Heybridge , CM9 4PU
Price £475,000

Welcome to Stebbens Way, Heybridge - a charming location for this delightful WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME occupying a corner plot that offers adjacent driveway parking plus garage. As you step inside the welcoming reception hallway, you'll be greeted by a BEAUTIFULLY RE-FITTED KITCHEN/BREAKFAST ROOM, ideal for enjoying family gatherings. The property boasts four bedrooms with en-suite facilities serving the principal bedroom plus family bathroom providing ample space for a growing family or guests. The lounge is a cosy retreat where you can unwind after a long day, making it the heart of the home for relaxation and entertainment. With its modern design and thoughtful layout with a dining room/playroom plus cloakroom/w.c, this property offers a comfortable and stylish living environment.

Don't miss the opportunity to make this house your home in the lovely area of Heybridge with picturesque riverside walks close by.

Council Tax Band E. Energy Efficiency Rating C.



Approximate total area
 1131.64 ft²
 105.13 m²

(1) Excluding balconies and terraces

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



Bedroom 1 11'4 x 9'10 (3.45m x 3.00m)

Dual aspect room with double glazed windows to sides including fitted shutter blinds, radiator, built in wardrobes.

En-Suite 6'1 x 4'11 (1.85m x 1.50m)

Ladder towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, shaver point, tiled to walls.

Bedroom 2 12'6 x 9'2 (3.81m x 2.79m)

Dual aspect room with double glazed window to front & rear with fitted shutter blinds, radiator, fitted wardrobe.

Bedroom 3 12'4 x 7'1 (3.76m x 2.16m)

Dual aspect room with double glazed windows to front & side including fitted shutter blinds, radiator.

Bedroom 4 8'2 x 7'2 (2.49m x 2.18m)

Double glazed window to side with fitted shutter blinds, radiator, access to loft space.

Bathroom

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

Landing

Double glazed window to side, airing cupboard, stairs leading down to:

Entrance Hall

Entrance door to front, radiator, under stairs storage cupboard, doors to:

Re-Fitted Kitchen/Breakfast Room 12'8 x 12'4 (3.86m x 3.76m)

Dual aspect Kitchen with double glazed window to front & rear, inset lighting to ceiling, vertical radiator, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units, two built in Neff ovens, four ring Neff gas hob, extractor hood, built in fridge/freezer, built in Bosch dishwasher, space for washing machine, cupboard housing wall mounted boiler.

Cloakroom/W.C

Low level w.c, wash hand basin with mixer tap, radiator.

Dining Room 12'5 x 7'1 (3.78m x 2.16m)

Dual aspect room with double glazed window to front and side with fitted shutter blinds, radiator.

Lounge 19'1 x 11'4 (5.82m x 3.45m)

Dual aspect room with double glazed windows to both sides, two radiators, French doors to garden.

Rear Garden

Commencing with patio area, access to side via gate, laid to lawn, outside tap, further matching patio/seating area.

Adjacent Driveway

Block paved driveway providing off road parking leading to:

Garage

Up and over door, power and light connected.

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 themselves 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.



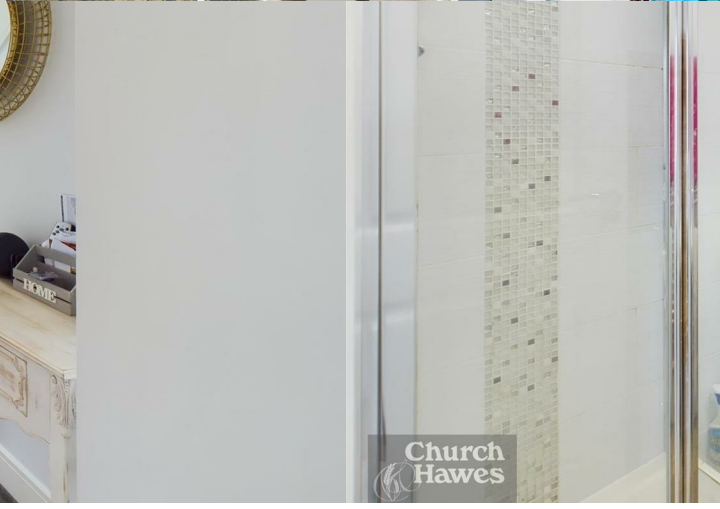
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