



30 The Glebe, Purleigh , Essex CM3 6PB
£425,000

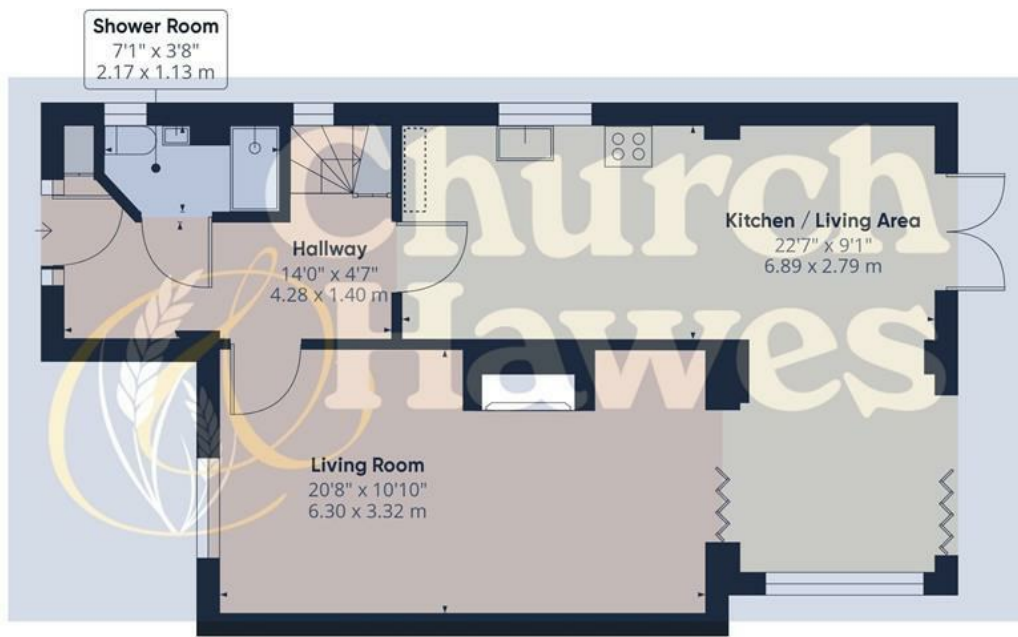
Church & Hawes

Est. 1977

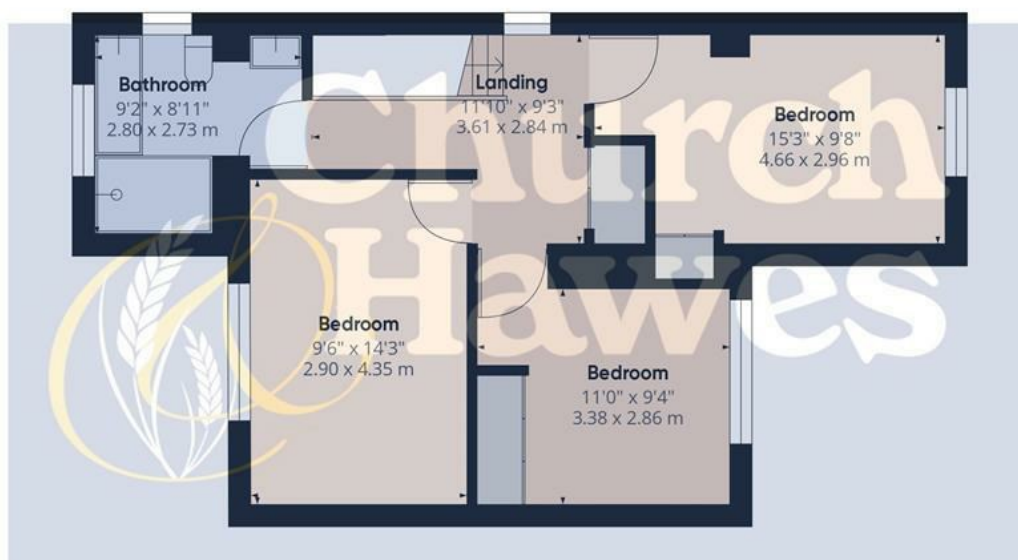
Estate Agents, Valuers, Letting & Management Agents

PRESENTED to SHOW HOME standards! is this EXTENDED THREE BEDROOM SEMI DETACHED situated within the desirable village of Purleigh. The house has been upgraded and modernised to the highest of standard by the current sellers, no stone has been unturned when completing this project. The property feature 'Lutron' smart lighting, the heating is powered by an energy saving Air Source Heat Pump with solar panels as well. Internally the property features a ground floor shower room, lounge with a log burner for those wintery nights! Open plan KITCHEN/DINER/FAMILY room with BI FOLDING DOORS going out to the garden. The first floor comprises of THREE DOUBLE BEDROOMS and a luxury FOUR PIECE BATHROOM SUITE. Externally the property offers OFF ROAD PARKING for TWO/THREE CARS and a SOUTH FACING rear garden.

Tenure: Freehold - Council Tax Band: C - Energy Efficiency Rating: D* (The EPC was carried out in 2019 before the sellers have installed a air source heat pump and solar panels)



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1166.27 ft²
 108.35 m²

Reduced headroom
 3.43 ft²
 0.32 m²

(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



Entrance

Main double glazed entrance door with side window, built in storage cupboards, stairs to first floor.

Ground Floor Shower Room

Walk in shower cubicle with wall mounted shower unit, concealed cistern wc, wand wash basin with vanity storage, double glazed window, extractor, under floor heating.

Lounge

Double glazed window to the front aspect, feature log burner, built in storage cupboards and shelving. Tri folding doors through to;

Family Room/Dining Room

Bi Folding doors leading out to the garden, under floor heating, integrated sound system, sky light, double glazed windows, double glazed 'French' doors leading out to the garden.

Dining Area opens through to the Kitchen.

Kitchen

Beautifully fitted kitchen with a range of wall and base units, quartz work top surfaces with surface mounted 1 & 1/2 bowl sink and drainer with a 'Quooker' hot tap, induction hob with extractor over, integrated appliances, space for washing machine. Breakfast bar, double glazed window.

First Floor

Loft access, double glazed landing window.

Bedroom One

Double glazed window, radiator, fitted wardrobes.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator, fitted wardrobes.

Bathroom

Luxury re fitted bathroom suite which comprises of a walk in shower with wall mounted shower unit, bath with shower attachment, concealed cistern wc, wash basin with vanity storage. Double glazed window, under floor heating.

Outside

Frontage

Off road parking for 2/3 cars.

Garden

South facing garden with border trees and plants, laid to lawn with patio seating area. Summer house and storage unit. Side access.

Local Area

Purleigh is a village on the Dengie peninsula about 4 miles (6.4 km) south of Maldon in the English county of Essex. The village is part of the Purleigh ward of the Maldon district. [

There are two public houses, The Bell and The Fox and Hounds. The Bell is a 14th-century building that was refurbished in the 16th century.

The local school is Purleigh Community Primary School.

Purleigh playing field is home to Purleigh Cricket Club,

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

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