



10 Rectory Road, North Fambridge , CM3 6NG
Guide price £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on the charming Rectory Road in the picturesque waterside village of North Fambridge, this exquisite house offers a perfect blend of modern living and spacious comfort. With a generous area of approx 2,251 square feet, the property boasts an impressive layout ideal for both family life and entertaining. Upon entering, you are greeted by an elegant reception hallway, with a generous lounge plus study along with cloakroom/w.c and utility room. The heart of the home is undoubtedly the stunning contemporary open plan kitchen and family room, which features a magnificent lantern roof that floods the space with natural light. This inviting area is perfect for gatherings, allowing for seamless interaction between cooking and socialising whilst overlooking the approx 84' rear garden. The property comprises of four well-appointed bedrooms with en-suite facilities serving the two principal bedrooms plus an impressive family bathroom. This home is not only a sanctuary of style and comfort but also offers a tranquil lifestyle, combining contemporary design with practical living spaces, making it an ideal choice for those seeking a family home in a delightful location and within close proximity to the train station with links to London Liverpool Street Station. Externally ample parking is provided off road via the driveway plus detached double garage with studio above. Energy Efficiency Rating E. Council Tax Band G.



Approximate total area⁽¹⁾
2601.3 ft²
241.67 m²
Reduced headroom
13.44 ft²
1.25 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Bedroom 1 15'9 x 12'7 (4.80m x 3.84m)

Double glazed window to front, radiator, two built in wardrobes, coved to ceiling, door to:

En-Suite

Obscure double glazed window to rear, ladder towel radiator, Duravit low level w.c, twin Duravit wash hand basin with mixer tap, shaver point, tiled to walls, inset lighting to ceiling, tiled shower cubicle with rainforest style shower head.

Bedroom 2 16'9 x 12'2 (5.11m x 3.71m)

Double glazed window to rear, radiator, coved to ceiling, built in wardrobe, door to:

En-Suite

Obscure double glazed window to rear, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with rainforest style shower head, coved to ceiling, inset lighting to ceiling.

Bedroom 3 12'4 x 11'8 (3.76m x 3.56m)

Double glazed window to front, radiator, coved to ceiling, built in wardrobe.

Bedroom 4 11'5 x 10'5 (3.48m x 3.18m)

Double glazed window to front, radiator, coved to ceiling.

Bathroom

Obscure double glazed window to rear, ladder towel radiator, Duravit low level w.c, Duravit wash hand basin with mixer tap, oval shaped bath with mixer tap, tiled shower cubicle with rainforest style shower head, tiled floor, tiled to walls.

Landing

With glass balustrade, inset lighting, access to loft space, airing cupboard, stairs down to:

Reception Hallway 12' x 7'9 (3.66m x 2.36m)

Double glazed window to front, Entrance door, tiled floor with under floor heating, inset lighting to ceiling, built in storage cupboard, doors to:

Cloakroom/W.C

Double glazed window to front, ladder towel radiator, Duravit low level w.c, wash hand basin with mixer tap, coved to ceiling, tiled floor.

Lounge 24'1 x 12'5 (7.34m x 3.78m)

Double glazed window to front, two radiators, fireplace with log burner, coved to ceiling, inset lighting to ceiling, oak flooring.

Study 12'3 x 7'7 (3.73m x 2.31m)

Double glazed window to front, radiator, coved to ceiling, oak flooring.

Open Plan Kitchen/Dining/Family Room 37'3 max x 25'10 (11.35m max x 7.87m)

A stunning modern contemporary room with bifolding doors to rear & sliding doors to rear leading to the garden, Lantern roof, tiled floor with under floor heating, three vertical radiators, inset lighting, two built in Bosch ovens & microwave, double sink unit with mixer tap set into worksurfaces, built in Bosch five ring hob, extractor hood, Island unit with built in wine cooler, range of fitted base and wall mounted units, built in Bosch fridge & built in Bosch dishwasher.

Utility Room 8'8 x 5'0 (2.64m x 1.52m)

Door to side, space for washing machine, space for tumble dryer, sink unit with mixer tap, fitted base and wall mounted units, wall mounted Potterton boiler, tiled floor, coved to ceiling.

Rear Garden 84' depth x 47' width (25.60m depth x 14.33m width)

Commencing with full width patio area, outside tap, access to front via gate, flower and shrub beds, fenced to boundaries, remainder mainly laid to lawn.

Frontage

Shingle driveway providing ample off road parking, lawn area & personal door to:

Detached Double Garage & Studio

Two up and over doors to front, stairs leading up to studio, power and light connected.

Agents Note & Money Laundering

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

