



3 Emperor Close, Heybridge , CM9 4PL  
Price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



OFFERED FOR SALE WITH NO ONWARD CHAIN IS THIS IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME offering a blend of space and comfort, ideal for a growing family with versatile accommodation arranged over three floors, allowing for a variety of living arrangements to suit your family's needs with en-suite facilities serving three bedrooms plus family bathroom ensuring morning routines run smoothly.

Upon entering, you will find two inviting reception rooms that offer a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests plus a generous kitchen/breakfast room.

Externally is a pleasant rear garden plus DOUBLE LENGTH GARAGE along with parking provided off road via the adjacent driveway.

This property truly represents a wonderful opportunity to create lasting memories in an adaptable home. Don't miss your chance to view this exceptional property.

Energy Efficiency Rating C. Council Tax Band F.







### Second Floor

#### Bedroom 15'9 x 10'5 (4.80m x 3.18m)

Double glazed window to front, radiator, velux window to rear, built in wardrobe, door to:

#### En-Suite

Radiator, suite comprising of low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting, extractor fan, tiled to walls, shaver point.

#### Bedroom 15'9 x 9'8 (4.80m x 2.95m)

Double glazed window to front, two radiators, television & telephone point, built in storage cupboard.

#### landing

Velux window to rear, airing cupboard, stairs leading down to:

### First Floor

#### Master Bedroom 11'10 x 11'1 (3.61m x 3.38m)

Double glazed window to front, radiator, television & telephone point, two built in wardrobes, door to:

#### En-Suite

Obscure double glazed window to rear, radiator, suite comprising of low level w.c, wash hand basin with mixer tap, shaver point,

#### Bedroom 12'10 x 10'7 (3.91m x 3.23m)

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

#### En-Suite

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, shaver point, tiled shower cubicle with wall mounted shower unit, inset lighting, extractor fan, shaver point.

#### Bedroom 9'8 x 9'4 (2.95m x 2.84m)

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

#### Bathroom

Obscure double glazed window to rear, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with hand holds mixer tap and shower attachment, inset lighting, extractor fan, shaver point, tiled to walls.

#### Landing

Stairs leading down to:

### Ground Floor

#### Entrance Hall

Entrance door, two radiators, coved to ceiling, under stairs storage cupboard, doors to:

#### Cloakroom/W.C

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, walls tiled to half height.

#### Lounge 19'7 x 11'6 (5.97m x 3.51m)

Double glazed window to front, two radiators, coved to ceiling, feature fireplace, television and telephone point, French doors to garden.

#### Dining Room 12'6 x 8'9 (3.81m x 2.67m)

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

#### Kitchen/Breakfast Room 13'6 x 12'10 (4.11m x 3.91m)

Double glazed window to rear, door to side to garden, radiator, tiled splash backs & tiled floor, built in fridge/freezer, space for range style oven, extractor hood, space for washing machine, built in dishwasher, sink unit with mixer tap set into worksurfaces, inset lighting to ceiling, range of

fitted base and wall mounted units, wall mounted Glow Worm boiler.

#### Rear Garden

Commencing with patio area, outside tap, laid to lawn, front access gate, personal door to:

#### Double Length Garage 31'9 x 9'1 (9.68m x 2.77m)

Power and light connected.

#### Frontage

Adjacent driveway providing off road parking.

#### 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.



