



Doubleday Drive, Heybridge , CM9 4TL  
Price £495,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Nestled in the sought-after area of Heybridge, this charming house on Doubleday Drive offers a delightful blend of comfort and style. With **FOUR GENEROUS BEDROOMS** this property is ideal for families or those seeking extra space. The well-presented interiors feature two inviting reception rooms with an open plan aspect, ideal for both relaxation and entertaining guests.

Further accommodation comprises of **EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, FAMILY BATHROOM PLUS GROUND FLOOR CLOAKROOM/W.C** ensuring convenience for all residents. The attractive southerly aspect rear garden is a standout feature, providing a serene outdoor space for gardening enthusiasts or a lovely area for children to play, whilst to the front there is a double width driveway plus single garage.

This home benefits from easy access to local amenities, and transport links, making it an ideal choice for those looking to settle in a vibrant community. This property is not just a house; it is a place where memories can be made.

Energy Efficiency Rating D. Council Tax Band E.



**Bedroom 1 14'5 x 8'11 (4.39m x 2.72m)**

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

**En-Suite**

Double glazed window to front, radiator, suite comprising of low level w.c, wash hand basin with tiled splash back, tiled shower cubicle with wall mounted shower unit.

**Bedroom 2 10'6 x 9' (3.20m x 2.74m)**

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

**Bedroom 3 9' x 8'11 (2.74m x 2.72m)**

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

**Bedroom 4 8'2 x 7'1 (2.49m x 2.16m)**

Double glazed window to front, radiator.

**Bathroom**

Double glazed window to side, radiator, bathroom suite comprising of low level w.c, wash hand basin, panelled bath with mixer tap.

**Landing**

Access to loft space via loft ladder, airing cupboard stairs leading down to ground floor.

**Entrance Hall**

Entrance door, radiator, doors to:

**Cloakroom/W.C**

radiator, low level w.c, wash hand basin, tiled splash backs.

**Living Room 16'7 x 10'2 (5.05m x 3.10m)**

Double glazed window to front, radiator, coved to ceiling, under stairs storage cupboard, stairs rising to first floor, through to:

**Dining Room 10'6 x 8'11 (3.20m x 2.72m)**

French doors to rear leading to garden, radiator, coved to ceiling, door to:

**Kitchen 11' x 8'9 (3.35m x 2.67m)**

Door to rear leading to garden, double glazed window to rear, radiator, space for dishwasher, space for washing

machine, space for fridge/freezer, built in Neff double oven, four ring Neff hob, extractor hood, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, tiled splash backs, wall mounted boiler.

**Rear Garden**

Front access gate, outside tap, fenced to boundaries, flower and shrub borders, remainder laid to lawn.

**Driveway**

Block paved driveway providing off road parking, electric car charging point.

**Garage**

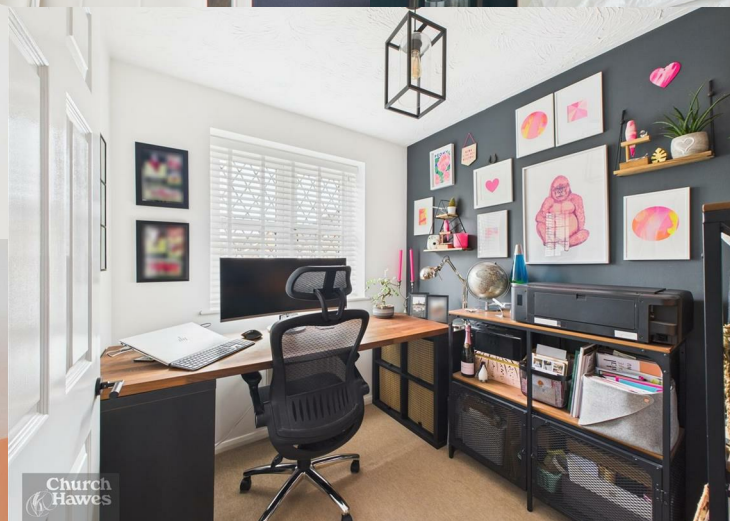
Up and over door, power and light connected.

**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 and we would ask for your co-operation in order that there will be no delay in agreeing the sale

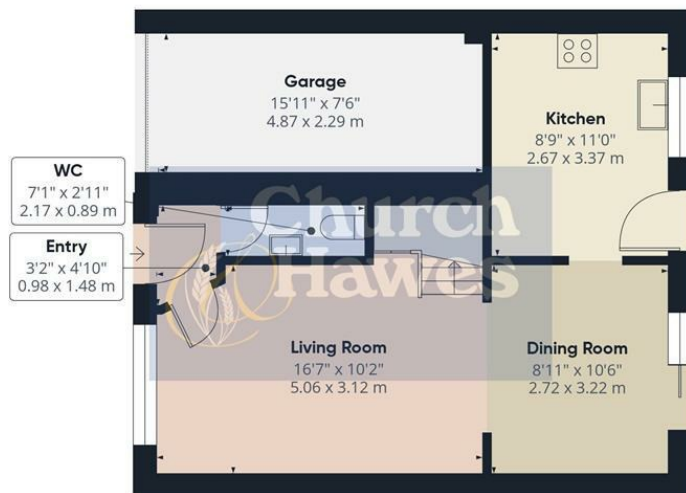




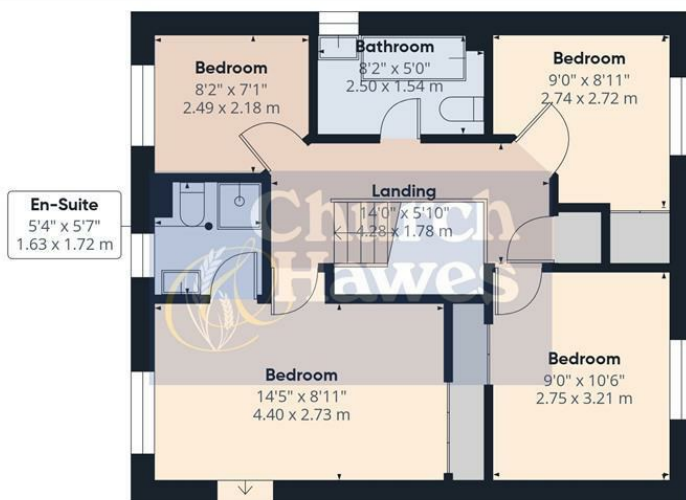








Floor 0



Floor 1

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

1056 ft<sup>2</sup>  
98.1 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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