



Stebbens Way, Heybridge , CM9 4PU
Guide price £450,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

LOCATED ON "THE LAKES DEVELOPMENT" IN HEYBRIDGE, this detached house on Stebbens Way offers comfort and modern living. With Four Bedrooms, including a main bedroom with an en-suite bathroom, this property is ideal for families seeking both space and convenience. The Ground Floor features a welcoming reception room that flows seamlessly into a bright conservatory at the rear, providing an relaxing space overlooking the Garden. The well-appointed Family Bathroom and an additional Ground Floor Cloakroom enhance the practicality of the home, ensuring that busy mornings run smoothly. The property also boasts a Utility Area (located off the Cloakroom), which adds to the functionality of the house. Outside, the low maintenance Rear Garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues. The Garage and Driveway provide ample parking, making this home as practical as it is appealing.

Situated in a desirable waterside development, this house is not only a wonderful Family Home but also a fantastic opportunity to enjoy the scenic beauty of the surrounding area. With its thoughtful layout and modern amenities, this property is sure to attract those looking for a comfortable and stylish living environment. Don't miss the chance to make this lovely house your new home! Council Tax Band: E.



Bedroom 11'2 x 9'4 (3.40m x 2.84m)

Window to rear, radiator, fitted wardrobes, door into:

En-Suite 5'8 x 5'4 (1.73m x 1.63m)

Obscure double glazed window to rear, tiled corner shower unit, wash hand basin with mixer tap, vanity unit and tiled splash back, w.c., heated towel rail.

Bedroom 9'5 x 9' (2.87m x 2.74m)

Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to front, radiator.

Bedroom 7'8 x 7'0 (2.34m x 2.13m)

Double glazed window to front, radiator.

Bathroom 8'6 x 5'6 (2.59m x 1.68m)

Obscure double glazed window to front, suite comprising accessible bath with shower above and shower screen, w.c., wash hand basin with mixer tap and tiled splash back, heated towel rail, part tiled to walls.

Landing

Access to loft and airing cupboard, stairs down to:

Entrance Hall

Part patterned glazed entrance door to front, radiator, storage cupboard, tiled floor, doors to further accommodation including:

Kitchen/Diner 18'10 x 9'5 (5.74m x 2.87m)

Double glazed window to front, double glazed sliding doors to rear, verticle radiator, wood effect flooring, range of matching kitchen units with integrated fridge freezer and dishwasher, Double oven, four ring hob with extractor above, 1 1/2 bowl ceramic sink drainer unit with mixer tap. ceiling fan.

Cloakroom 6'4 x 3'1 (1.93m x 0.94m)

Corner pedestal wash hand basin with mixer tap, radiator, low level w.c., part tiled walls, tiled floor, door to:

Utility Area 6'3 x 2'0 (1.91m x 0.61m)

Wall mounted boiler, space and plumbing for washing machine, space for dryer.

Living Room 18'8 x 10'11 (5.69m x 3.33m)

Double glazed window to front, feature fireplace, two radiators, television point, wood effect flooring, double glazed double doors to:

Conservatory 10'4 x 7'10 (3.15m x 2.39m)

Double glazed windows to sides and rear, double glazed door to side, double glazed ceiling, wood effect flooring.

Rear Garden

Paved patio area offering access to side gate and further paved storage area to the side of the property, range of water features, area of artificial lawn, further seating area to side with a timber shed.

Frontage & Garage

Pathway to entrance, planting areas, garage and driveway to side.

Agents Note, Money Laundering & Referrals

We believe there is an etstate management charge, owner will confirm details.

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 is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it

will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1085 ft²
100.9 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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