



6 Victoria Road, South Woodham Ferrers , Essex CM3 5LR
Offers in excess of £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in arguably one of the most desirable roads in town, convenient for the local schools, both primary and secondary, town centre and rail station, this architecturally designed house, constructed during the 1980's on one of the rarely available 'self build' plots boasts a 110' secluded garden and generous front garden affording additional driveway parking which accesses the 2 car garage. The accommodation has been extended offering: 4 double bedrooms 2 with ensuite shower rooms, family bathroom, ground floor cloak, all with white sanitary ware, lounge with adjoining sitting room/dining room overlooking the rear garden, a stunning comprehensively fitted white high gloss kitchen/family/breakfast room with slate worksurfaces and integrated appliances with adjoining laundry room to compliment and study, all with PVCu windows and doors, gas heating and owned Photovoltaic roof cells generating electricity, not a bad thing in this day and age! A RARE OPPORTUNITY TO OWN SUCH A STUNNING HOUSE IN A HIGHLY SOUGHT AFTER LOCATION. Tenure Freehold. Council Tax Band F. EPC Rating TBA.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR

LANDING

Coved cornice to smooth plaster ceiling, LED lights, access to loft space via ladder, PVCu sealed unit double glazed window to side, airing cupboard, built-in storage cupboard, dimmer switch.

BEDROOM 1 12'9" x 11'9" (3.89m x 3.58m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, halogen downlights, radiator, wood floor, mirrored wardrobes to one wall, air conditioned unit, TV point, dimmer switch, door to:

EN-SUITE

Obscure PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, halogen downlights, extractor fan, radiator, white low level w.c., vanity wash hand basin, walk-in shower with aqua board walls, tiled splash backs, tiled visible floor, bathroom cupboard, shaver point.

BEDROOM 2 13'6" x 10'10" plus recess (4.11m x 3.30m plus recess)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator, TV point.

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, halogen downlights and extractor fan, white suite comprising low level w.c., pedestal wash hand basin, walk-in shower with tiled visible walls, ladder towel rail radiator, tiled splashbacks, shaver point.

BEDROOM 3 11'10" x 9'8" (3.61m x 2.95m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, radiator.

BEDROOM 4 9'10" x 8'5" (3.00m x 2.57m)

PVCu sealed unit double glazed window to front, coved cornice to textured ceiling, radiator, fitted mirror fronted wardrobes.

BATHROOM

Obscure PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, halogen downlights, designer vertical towel rail radiator, tiled visible walls and floor, white suite comprising vanity wash hand basin, low level w.c., L-shape bath with mixer tap and shower attachment, shower over with glazed shower screen, shaver point.

GROUND FLOOR

Composite half obscure sealed unit double glazed entrance door with side lights to: -

HALL

Coved cornice to smooth plaster ceiling, radiator, tiled floor, stairs rise to first floor, under stair cupboard and storage doors to:.

CLOAKROOM

Smooth plaster ceiling, halogen downlights, heated towel rail, tiled visible walls and floor, white suite comprising low level w.c., and vanity wash hand basin, extractor fan.

STUDY 11'1" x 9' (3.38m x 2.74m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, LED downlights, radiator, telephone and TV points, dimmer switch.

KITCHEN BREAKFAST/FAMILY ROOM 20'9" x 19'<9'7" (6.32m x 5.79m<2.92m)

PVCu sealed unit double glazed windows to rear and side, PVCu sealed unit double glazed sliding patio doors to rear garden, lantern light, smooth plaster ceiling with LED lights, dimmer switch, underfloor heating, tiled visible floor, white high gloss kitchen with black 'slate' work surfaces comprising single drainer stainless steel one and a half bowl sink unit with mixer taps, waste disposal and boiling tap, inset to work surface, cupboard and integrated dishwasher and waste bins adjacent work surface with drawer and cupboard under, central island with inset five ring induction hob and hide away extractor fan, pan drawers with cupboard under, extending to large breakfast bar, quadruple floor to ceiling storage and cupboard, space for American American fridge freezer, floor to ceiling unit housing oven and combi oven, four wall cupboards, tiled splashbacks, work surface with matching upstands, dimmer switch, TV point, door to:

LAUNDRY ROOM 11'1" x 9'1" (3.38m x 2.77m)

Half obscure PVCu sealed unit double glazed door to side, coved cornice to smooth plaster ceiling, LED lights, tiled visible floor, radiator, matching kitchen units and work surface, Butler sink, cupboard under, work surface with storage space under, plumbing for a washing machine and space for tumble drier, triple base unit and wall cupboards with matching upstands to work surface, PVCu sealed unit double glazed obscure door to garage, dimmer switch.

LOUNGE 19'10" x 12'8" (6.05m x 3.86m)

PVCu sealed unit double glazed window to front and plantation shutters, coved cornice to smooth plaster ceiling, radiator, wood floor, feature brick fireplace with raised brick hearth and display mantel over, inset gas coals fire, TV point, dimmer switch, open to: -

SITTING/DINING ROOM 16'9" x 10' (5.11m x 3.05m)

Obscure PVCu sealed unit double glazed window to side and PVCu sealed unit double glazed French doors to garden, coved cornice to smooth plaster ceiling, wooden floor, dimmer switch, air con unit, door to hall.

EXTERIOR

FRONT

Laid to lawn with tress and shrubs, driveway parking for numerous vehicles, side access to rear garden, outside power.

GARAGE

Two up and over doors, light and power, wall mounted gas central heating boiler serving domestic hot water and central heating, pressurised hot water cylinder, rubber floor matting, door to laundry room.

REAR 110' approx. (33.53m approx.)

Paved patio to artificial lawn, light and power. feature curved dwarf wall, with water fall feature, brick built shed, picket fence and gate to lawns with flower and shrub borders, apple tree, further shed, outside tap,

OFFICE/GAMES ROOM/SUMMERHOUSE - 19'5 x 12'10 (5.92m x 3.91m)

Light and power, WIFI, sealed unit double glazed window to front and double doors, pine clad walls and pine flooring.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm

