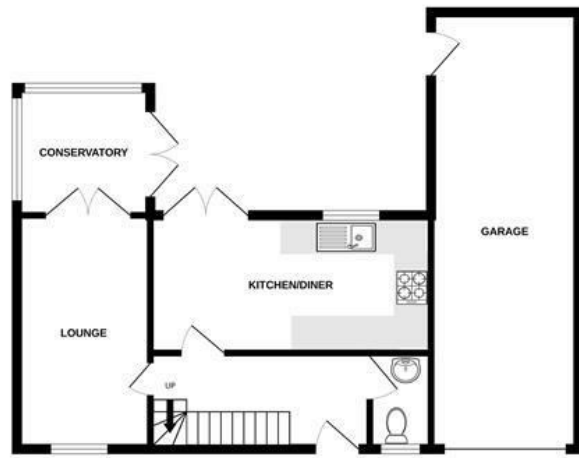
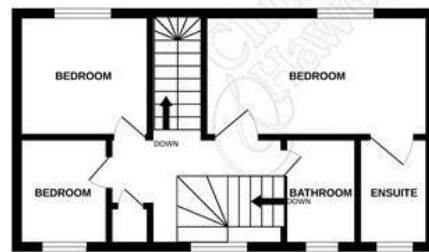


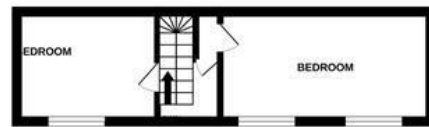
GROUND FLOOR



1ST FLOOR



2ND FLOOR



5 BEDROOM DETACHED HOUSE

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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www.churchandhawes.com  
19 Reeves Way, South Woodham Ferrers,  
Essex, CM3 5XF  
Tel: 01245 329429  
swf@churchandhawes.com

# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 8 Butterbur Chase, South Woodham Ferrers, CM3 7AG

Spacious five bedroom family home overlooking a pleasant greensward within a popular residential setting, providing versatile living accommodation set over three floors featuring modern open plan kitchen/diner, lounge with adjacent conservatory, large master bedroom with en suite shower room, ground floor cloak room w.c plus further family bathroom. Other features include a westerly facing garden with summerhouse, double length garage and driveway parking. EPC rating C, Council tax band E. Freehold.

**Price £563,500**



## GROUND FLOOR

PVCu double glazed door to: -

## HALLWAY

Entered via double glazed door into L shape hallway, stairs to first floor with built in storage cupboard, radiator. laminate flooring, smooth ceiling.

## CLOAKROOM

Modern white suite comprising low level w.c. and wash hand basin, fully tiled, chrome heated towel rail, PVCu double glazed window to front elevation.

## KITCHEN/DINER 17'4" x 9'1" (5.28m x 2.77m)

Modern fitted kitchen comprising White high gloss eye & base level units, stainless steel sink and drainer inset roll edge work surface with tiled splashbacks, integrated electric oven with gas hob, extractor hood over, plumbing for washing machine and dishwasher, integrated fridge freezer, smooth ceiling with inset spotlights, laminate flooring, double glazed window to rear elevation, PVCu French style double doors leading to rear garden.

## LOUNGE 15'9" x 9'3" (4.80m x 2.82m)

Double glazed window to front elevation, feature fireplace, radiator, laminate flooring, smooth ceiling, PVCu French doors leading to conservatory.

## CONSERVATORY 11'10" x 9'10" (3.61m x 3.00m)

Double glazed window with fitted blinds, fan light, brick base and double glazed French doors leading to garden, ceramic tiled floor.

## FIRST FLOOR

### LANDING

Double glazed window to front, stairs leading up to third floor, doors leading to: -

## BEDROOM ONE 19'5" x 9'1" (5.92m x 2.77m)

Double glazed window to rear elevation, radiator, coved cornice to smooth ceiling, door to:

## EN-SUITE SHOWER ROOM

Fully tiled to walls, chrome towel rail radiator, smooth ceiling with inset spotlights and extractor fan, double glazed window to front, low level w.c., vanity wash hand basin, shower cubicle, heated towel rail.

## BEDROOM TWO 11'6" x 9'2" (3.51m x 2.79m)

Double glazed window to rear, built-in wardrobes, radiator.

## BEDROOM THREE 11'5" x 9'3" (3.48m x 2.82m)

Double glazed window to front, smooth ceiling with inset spot lights.

## BATHROOM

Three piece suite comprising low level w.c., wash hand basin, spa bath with mixer tap, heated towel rail, double glazed window to front.

## SECOND FLOOR LANDING

Double glazed window to rear, cupboard, doors to: -

## BEDROOM FOUR 19'8" x 9'3" (5.99m x 2.82m)

Dual aspect, double glazed window, loft access, eaves storage, radiator.

## BEDROOM FIVE 7'8" x 6'2" (2.34m x 1.88m)

Double glazed window to front, built-in wardrobes, radiator.

## EXTERIOR

### REAR GARDEN

Raised decked seating area with courtesy door to garage, brick path leading to side garden with access gate, remainder laid to lawn with mature flower beds to border and summerhouse with light and power.

## GARAGE 35'0" x 10'11" (10.67m x 3.33m)

Double length garage with light and power, up and over door, gas combi boiler serving domestic hot water and central heating.

## 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

- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- LOUNGE
- GROUND FLOOR W.C
- LARGE BEDROOM WITH EN SUITE SHOWER ROOM
- CONSERVATORY
- WEST FACING GARDEN
- DOUBLE LENGTH GARAGE
- OVERLOOKING GREENSWARD
- FREEHOLD. COUNCIL TAX BAND E. EPC RATING C

