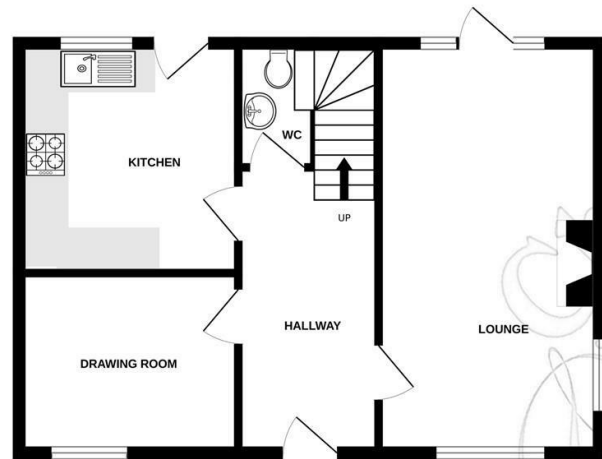
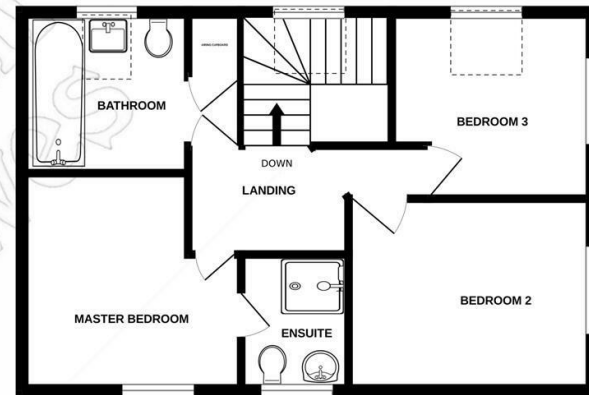


GROUND FLOOR



1ST FLOOR



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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## 21 Gimli Watch, South Woodham Ferrers, CM3 5LD

With 'OODLES' of curb appeal this cottage style 3 bedroom detached home situated in a cul-de-sac location offers spacious accommodation throughout, to include: 3 GOOD SIZE bedrooms the master of which has a white ensuite shower room, family bathroom with white suite, G/F/Cloaks with white suite, fitted pearwood style kitchen, triple aspect lounge, enjoying the rear garden which is L-SHAPED and wraps around the rear and flank of the house, separate dining room, all with sealed unit double glazed windows and doors, gas heating and good decorative presentation throughout, externally to the front elevation there is a single garage and adjoining carport. HIGHLY RECOMMENDED.  
Council tax band: D. EPC Rating: C. Tenure: Freehold.

Price £440,000



## FIRST FLOOR

### LANDING

Velux sealed unit double glazed window to rear, smooth plaster ceiling, radiator, access to loft space, doors to: -

### BEDROOM 1 12' x 10'2" (3.66m x 3.10m)

Sealed unit double glazed window to front, coved cornice to smooth plaster ceiling, radiator, wardrobe to remain.

### EN-SUITE

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, white suite comprising low level w.c., pedestal wash hand basin with tiled splashbacks, walk-in shower with glazed screen and door, tiled walls, shaver point.

### BEDROOM 2 11'9" x 9'7" (3.58m x 2.92m)

Sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, radiator.

### BEDROOM 3 10'5" x 9'2" (3.18m x 2.79m)

Sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, radiator, velux sealed unit double glazed window to rear.

### BATHROOM

Sealed unit double velux window rear, coved cornice to smooth plaster ceiling, halogen downlights, extractor fan, radiator, airing cupboard, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully tiled visible walls to bath and half tiled to remainder, shaver point.

### GROUND FLOOR

Composite sealed unit double glazed entrance door to: -

### HALL

Coved cornice to smooth plaster ceiling, laminate floor, stairs rise to first floor, radiator, doors to:-

### CLOAKROOM

Smooth plaster ceiling, extractor fan, radiator, white suite comprising low level w.c. and wash hand basin with tiled splashbacks.

### KITCHEN 9'10" x 9'3" (3.00m x 2.82m)

Sealed unit double glazed window to rear, half obscure PVCu sealed unit double glazed door to garden, radiator, coved cornice to smooth plaster ceiling, halogen downlights, concealed gas central heating boiler serving domestic hot water and central heating, Pearwood style kitchen comprising single drainer stainless steel sink unit inset work surface with cupboard and storage space under, plumbing for a washing machine, adjacent work surface, inset four ring stainless steel gas hob with oven under, stainless steel extractor fan, integrated dishwasher and cupboard under, drawer stack, floor to ceiling larder cupboard, 6 wall cupboards, breakfast bar, tiled splashbacks, pelmet lights.

### DINING ROOM 11'2" x 9'2" (3.40m x 2.79m)

Sealed unit double glazed windows to front and side, coved cornice to smooth plaster ceiling, radiator, laminate floor.

### LOUNGE 19'1" x 12'<10'4" (5.82m x 3.66m<3.15m)

Sealed unit double glazed windows to front and side, sealed unit double glazed door to garden with side lights, coved cornice to smooth plaster ceiling, two radiators, feature stone fireplace with raised hearth and display mantel over, inset coals fire, TV point, dimmer switch.

### EXTERIOR

#### FRONT

GARAGE - Up and over door, eaves storage, light and power, personal door to rear, adjoining CARPORT, with gated access to rear garden.

#### REAR 75' x 40' max (22.86m x 12.19m max )

L-shaped rear garden, laid to lawn, patio, outside tap and light, patio and barbecue area.

### 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 01245 329429

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

- 3 BEDROOMS
- ENSUITE
- LOUNGE
- DINING ROOM
- L-SHAPE GARDEN
- GARAGE & CARPORT
- KITCHEN
- GAS HEATING
- FREEHOLD. C/TAX D. EPC C.
- SEALED UNIT DOUBLE GLAZED WINDOWS & DOORS

