



31 Fennfields Road, South Woodham Ferrers , Essex CM3 5RZ
Asking price £524,300

Church & Hawes

Est. 1977

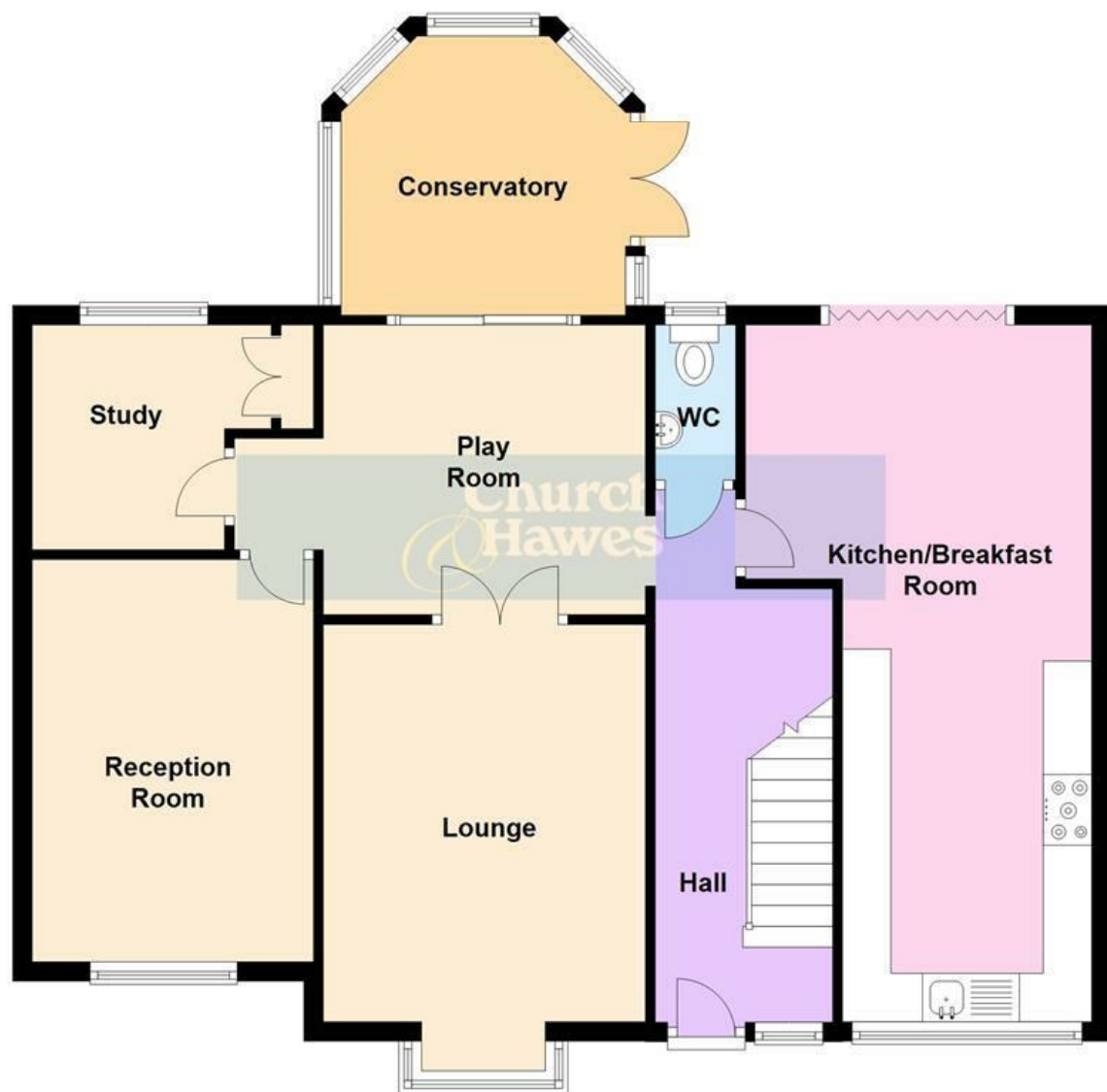
Estate Agents, Valuers, Letting & Management Agents

Versatile accommodation is on offer with this extended four bedroom detached family home located in an un-overlooked mews location within a short walk of the local railway station, local shops and Sainsburys, easy access to the nature reserve and catchment of Woodville primary school. The ground floor commences with a receiving hall giving access to the refitted dual aspect kitchen/breakfast room with bi-folding doors to the 70ft enclosed mature garden, lounge and separate dining room, family area with adjoining PVCu double glazed conservatory, study and refitted white cloakroom. On the first floor, there is a large master bedroom with built-in wardrobes, two further double bedrooms, one single and a refitted white family bathroom suite. Other benefits include gas radiator heating, PVCu double glazed windows and doors, two detached single garages and ample driveway parking for four cars. This property must be viewed internally to appreciate all it has to offer.

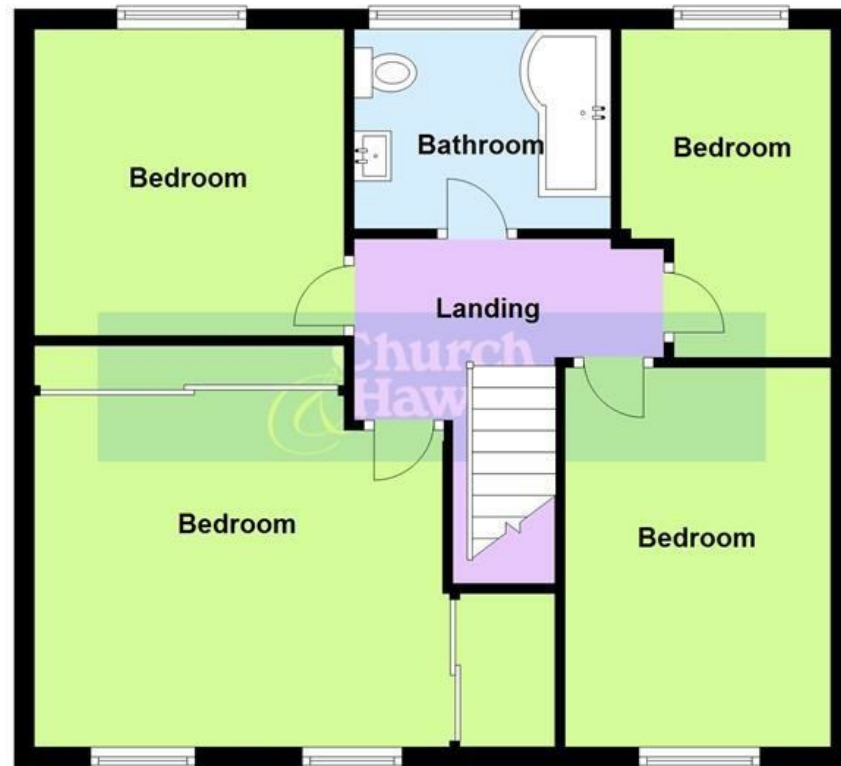
Freehold - Council tax band: E - EPC rating: D



Ground Floor



First Floor



FIRST FLOOR

LANDING

Textured ceiling, access to loft space via ladder with light and storage room, fitted carpet, doors to: -

BEDROOM 1 15' x 13'10" <10'10" (4.57m x 4.22m <3.30m)

Two sealed unit PVCu double glazed windows to front, coved cornice to textured ceiling, radiator, built-in airing cupboard housing boiler, telephone point, wardrobes to one wall, double fitted mirror fronted wardrobes, laminate floor.

BEDROOM 2 10' x 9'11" (3.05m x 3.02m)

Sealed unit PVCu double glazed window to rear, radiator, coved cornice to textured ceiling, laminate floor.

BEDROOM 3 12'6" x 8'7" (3.81m x 2.62m)

Sealed unit PVCu double glazed window to front, radiator, textured ceiling, laminate floor.

BEDROOM 4 10'7" x 6'9" (3.23m x 2.06m)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator, dimmer switch, laminate floor.

FAMILY BATHROOM

Sealed unit PVCu obscure double glazed window to rear, smooth plaster ceiling with inset spotlights, refitted three piece white suite comprising panel P-shaped enclosed bath with shower over and glazed splash screen, tiling to bath and shower, his and hers vanity wash hand basins with cupboard below, low level w.c., chrome ladder rail radiator, ceramic tiled splashbacks, electric shaver point, laminate tile effect flooring.

GROUND FLOOR

Entered via PVCu door with obscure double glazed inserts and side light to: -

ENTRANCE HALL

Coved cornice to textured ceiling, double radiator, stairs to first floor, built-in understairs storage cupboard housing consumer unit and meters, central heating thermostat, laminate floor.

CLOAKROOM

Sealed unit PVCu obscure double glazed window to rear, textured ceiling, refitted white two piece suite comprising wash hand basin, low level w.c., half tiled to walls, tiled visible floor.

KITCHEN 23'4" x 11'6" <8'4" (7.11m x 3.51m <2.54m)

Sealed unit PVCu double glazed window to front, sealed unit PVCu double glazed bi-folding doors to garden, smooth plaster ceiling with inset spotlights, underfloor heating, range of white shaker style eye and base units with complementing rolled edge worktops, Range cooker to remain with glass and stainless steel extractor hood over, ceramic sink with mixer tap, integrated fridge and freezer, pan drawers, double larder units, dishwasher, further pan drawers, tiled splashbacks, tiled flooring, underfloor heating.

FAMILY ROOM 10'8" x 9'8" (3.25m x 2.95m)

Coved cornice to textured ceiling with inset spotlights, radiator, dado rail, wood laminate floor, double doors to lounge, sealed unit PVCu double glazed sliding doors to conservatory.

LOUNGE 13'3" x 10'8" (4.04m x 3.25m)

Sealed unit PVCu double glazed bay window to front, coved cornice to textured ceiling, radiator, TV point, wood laminate floor.

CONSERVATORY 12'6" x 9'10" (3.81m x 3.00m)

Sealed unit PVCu double glazed to all aspects with pitched polycarbonate roof, power points, wall lights, electric wall mounted heater, laminate floor, double doors to garden.

INNER LOBBY

Doors to: -

DINING ROOM 14'8" x 9'5" (4.47m x 2.87m)

Sealed unit PVCu double glazed window to front, radiator, coving to smooth plaster ceiling, radiator, laminate floor.

STUDY 7'7" x 8'1" <6'6" (2.31m x 2.46m <1.98m)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator, access to secondary loft space, laminate floor.

EXTERIOR

REAR GARDEN 70' approx. (21.34m approx.)

South easterly facing commencing with shaped paved patio leading to laid lawn with well stocked mature flower and shrub borders, various trees, side access gate, outside power, outside tap, further barbecue terrace, courtesy door to garage.

GARAGE 1

Single up and over door, fully boarded eaves loft space with light and power.

GARAGE 2

Single up and over door, light and power, eaves storage space.

FRONT

Double length driveway to right hand side of property with additional parking to the front of property for 2 cars, with shrub bed.

AGENTS NOTE

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 him/herself 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.

