



16 Anchor Reach, South Woodham Ferrers , CM3 5GS
Price £615,000

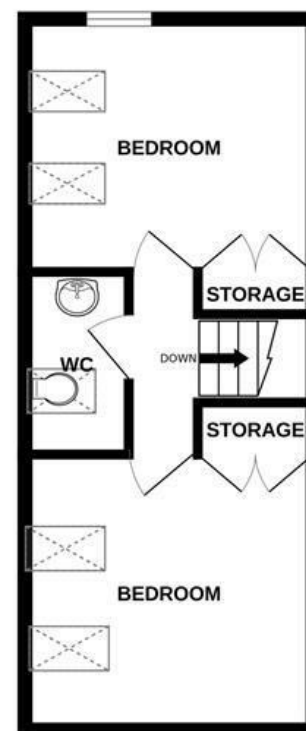
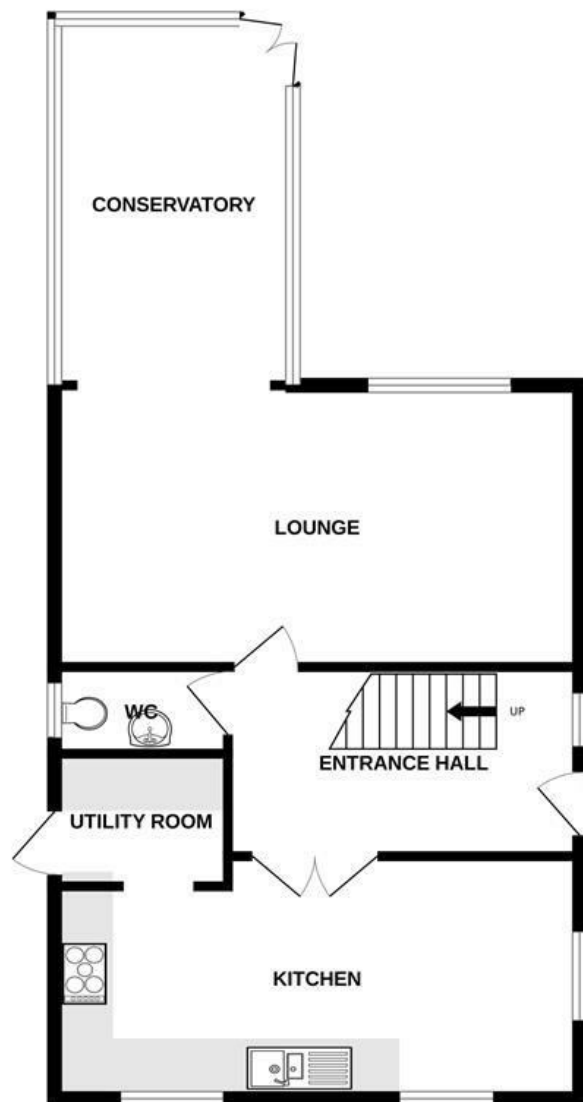
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in a highly desirable road on the South side of Broughton road this extended 5 bedroom detached property offers versatile living ideal for today's demanding family lifestyles. The accommodation is split over 3 floors with 2 bedrooms on the top floor along with a cloakroom, 3 bedrooms on the first floor to include an impressive master bedroom and ensuite, on the ground floor the lounge is complimented by the conservatory/dining room which enjoys the secluded westerly facing rear garden, the re fitted white high gloss kitchen with integrated appliances has been made open plan into a kitchen diner. Externally to the front elevation the driveway affords parking for 4 cars and a detached 2 car garage (part converted). All with gas heating, double glazing and presented to a high decorative standard through out. A LOVELY HOUSE WHICH SIMPLY HAS TO BE SEEN AND ENJOYED. Freehold. EPC C. Council Tax Band E.





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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ACCOMODATION

SECOND FLOOR

LANDING

Sealed unit double glazed velux window to front, smooth plaster ceiling, doors to:

BEDROOM 11'4 x 10'1 (3.45m x 3.07m)

2 Sealed unit double glazed velux window to rear, smooth plaster ceiling, radiator, LED lighting, built in wardrobes/storage cupboards, eves storage cupboards.

BEDROOM 11'4 x 9'6 (3.45m x 2.90m)

PVCu sealed unit double glazed circular window to rear, 2 Sealed unit double glazed velux window to rear, smooth plaster ceiling, radiator, LED lighting, built in wardrobes/storage cupboards, housing gas boiler serving heating and hot water, eves storage cupboards.

CLOAKROOM

Sealed unit double glazed velux window to rear, smooth plaster ceiling, heated towel rail, White suite comprising: Low level WC, vanity wash hand basin, tiled splash backs

FIRST FLOOR

LANDING

Smooth plaster ceiling, stairs rise to second floor, doors to:

MASTER BEDROOM 20'8 x 9'10 (6.30m x 3.00m)

3 PVCu sealed unit double glazed windows to front, smooth plaster ceiling, radiator, door to:

ENSUITE

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, LED lighting, chrome heated towel rail, re fitted white suite comprising: Low level WC, vanity wash hand basin, quadrant shower cubicle with glazed screens and door, tiled to visible walls and floor.

BEDROOM 11,3 x 10'2 (3.35m,0.91m x 3.10m)

PVCu sealed unit double glazed windows to rear, smooth plaster and coved ceiling, radiator, dimmer switch.

BEDROOM 10'7 x 6'8 (3.23m x 2.03m)

PVCu sealed unit double glazed windows to rear, textured ceiling, radiator, dimmer switch, storage cupboard.

BATHROOM

Obscure PVCu sealed unit double glazed windows to rear, textured ceiling, radiator, suite comprising: Low level WC, pedestal wash hand basin, panelled bath with mixer taps and shower attachment, tiled to visible walls and floor.

GROUND FLOOR

Composite sealed unit double glazed entrance door to:

HALL

PVCu sealed unit double glazed windows to front, smooth plaster and coved ceiling, LED lighting, radiator, stairs rise to first floor with built in under stairs storage solutions, laminate flooring, doors to:

GROUND FLOOR CLOAKROOM

Obscure PVCu sealed unit double glazed windows to rear, smooth plaster ceiling, LED lighting, re fitted White Suite comprising: Low level WC, vanity wash hand basin, half tiled visible walls and tiled visible floor.

KITCHEN DINER 'OPEN PLAN' 20'8 x 9'7 (6.30m x 2.92m)

3 PVCu sealed unit double glazed windows to front, with plantation shutters, smooth plaster ceiling, LED lighting, radiator, Karndean flooring. Re fitted white high gloss kitchen with integrated appliances comprising: Single drainer one and a half bowl sink unit with mixer taps insert to work surface, cupboards, integrated washing machine and dish washer, adjacent worksurface with inset 5 ring gas hob, stainless steel extractor fan over and glass splash back, drawers and cupboards under, floor to ceiling unit houses double oven, cupboards over and under, 7 wall cupboards, pelmet lighting under, matching work surface upstands, open to:

UTILITY ROOM 8 x 6'6 (2.44m x 1.98m)

PVCu sealed unit double glazed door to rear, smooth plaster ceiling, LED lighting, re fitted Grey high gloss storage cupboards forming American fridge freezer space.

LOUNGE 20'6 x 12'1 (6.25m x 3.68m)

PVCu sealed unit double glazed windows to rear, smooth plaster and coved ceiling, designer vertical radiator, laminate flooring, built in media wall with shelving and storage, dimmer switch, TV point, telephone point, hard wood sealed unit double glazed doors to:

CONSERVATORY 14'5 x 8'6 (4.39m x 2.59m)

Sealed unit double glazed to all aspects, dwarf walls, pinnacle roof, salt polished porcelain tiled floor, under floor heating, double doors to garden.

OUTSIDE

FRONT

Block paved driveway and parking for 4 cars, hazel hedging to front boundary.

2 CAR GARAGE

Part converted. 2 up and over doors, eves storage space, light and power, office area, personal door to garden.

REAR GARDEN

Secluded West facing rear garden, decked and patio to lawn with raised flower and shrub borders, outside light, power and tap, side access gate.

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.

