



Creekview Road, South Woodham Ferrers, Essex CM3 5GU
Guide price £650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****GUIDE PRICE £650,000 - £675,000 **BEING OFFERED WITH A COMPLETE ONWARD CHAIN**** Enjoying a Prestigious Location with Stunning Views from the front aspect over the Creek and beyond, this Superior Family Home will appeal to discerning buyers and should be viewed without delay to avoid disappointment. The property has been well maintained by the current owners who bought the property from new. Accommodation comprises four bedrooms to the first floor, the master boasts an en-suite shower room and also there is a family bathroom, whilst the ground floor boasts an entrance hallway, cloakroom, study/snug, living room, dining room, kitchen with separate utility room and garden room. Externally there is a generous driveway and wrap around garden, double garage and an enclosed rear garden. Within close proximity you can find local shops, schools, supermarket, the river and playing fields.

Energy Rating D. Council Tax Band F.

FIRST FLOOR:

LANDING:

Stairs to Ground Floor, inset downlights, two storage cupboards, doors to:

BEDROOM 1:

15'4 x 10' (4.67m x 3.05m)

Dual aspect room with double glazed windows to front and side, radiator, fitted wardrobes, door to:

EN-SUITE SHOWER ROOM:

Obscure double glazed window to front, chrome heated towel rail, refitted three piece white suite comprising walk-in shower with rainfall shower head, wash hand basin set on vanity storage unit and concealed cistern WC, wall mounted storage cabinet with concealed lighting, part tiled walls, wood effect floor, inset downlights.

BEDROOM 2:

11'9 x 9'8 (3.58m x 2.95m)

Double glazed window to side, radiator.

BEDROOM 3:

11'9 x 9'2 (3.58m x 2.79m)

Double glazed window to side, radiator.

BEDROOM 4:

10'9 x 8' (3.28m x 2.44m)

Double glazed window to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to side, chrome heated towel rail, three piece suite comprising panelled bath with mixer tap, handheld shower attachment and glass screen, wall mounted wash hand basin and concealed cistern WC, wall mounted storage cabinet, part tiled walls, tiled flooring, inset downlights.

GROUND FLOOR:

ENTRANCE HALLWAY:

Part glazed entrance door to front, radiator, stairs to First Floor, wood effect floor, inset downlights, doors to:

CLOAKROOM:

Obscure double glazed window to side, chrome heated towel rail, refitted suite comprising concealed cistern WC and wash hand basin set on vanity storage unit with tiled splashback, part tiled walls, wood effect floor.

STUDY:

10' x 8'10 (3.05m x 2.69m)

Dual aspect room with double glazed windows to front and side, radiator, wood effect floor.

DINING ROOM:

11' x 10' (3.35m x 3.05m)

Double glazed window to side, radiator with decorative cover, wood effect floor, open to:

LIVING ROOM:

18'2 x 11'9 (5.54m x 3.58m)

Double glazed windows to side, double doors opening into Conservatory, two radiators, feature gas fire with stone surround, continuation of wood effect floor.

CONSERVATORY:

Brick built base, double glazed windows to side and rear, double glazed double doors opening to rear garden, vaulted ceiling, tiled flooring, open to:

KITCHEN:

12'7 x 9'3 (3.84m x 2.82m)

Double glazed window to side, refitted kitchen with cream gloss fronted wall and base mounted units and drawers, roll edged work surfaces with inset 1 ½ bowl stainless steel sink unit with drainer grooves to side, ceramic hob with circular extractor hood over, two built in eye level ovens, integrated dishwasher and fridge/freezer, tiled flooring, inset downlights, door to:

UTILITY:

9'1 x 5'9 (2.77m x 1.75m)

Double glazed window to front and part glazed door to side, wall and base mounted storage units, roll edged work surface with inset stainless steel sink unit, space for American style fridge/freezer, space and plumbing for washing machine, continuation of tiled flooring, inset downlights.

EXTERIOR:

REAR GARDEN:

Commencing with a paved patio area, remainder mainly laid to lawn, raised beds to borders with some mature planting, fenced to boundaries, paved path to side of garage, gate to:

FRONTAGE:

Two lawned areas with low planted hedging, driveway providing off road parking for several vehicles and leading to:

DETACHED DOUBLE GARAGE:

Two double doors, power and light connected.

TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F.

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 themselves 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.

APPROX INTERNAL FLOOR AREA
144 SQ M 1545 SQ FT
Excluding Double Garage
 This plan is for layout guidance only and is
NOT TO SCALE
 Whilst every care is taken in the preparation
 of this plan, please check all dimensions,
 shapes & compass bearings before making
 any decisions reliant upon them.
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First Floor

Ground Floor



