



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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## 15 Bulbecks Walk, South Woodham Ferrers, CM3 5ZN

Traditionally constructed by Messrs 'Hey & Croft' during the 80's this detached executive home is being sold by its original owner! Accommodation boasts 4 bedrooms, 3 doubles and a large single with ensuite to master bedroom, refitted family bathroom and ground floor cloakroom all with White suites, designer light grey kitchen with utility room to compliment, large dining room (can easily be split to created a study) and dual aspect lounge overlooking the secluded rear garden. Features include PVCu windows, gas heating, Karndean flooring and replacement oak faced internal doors, externally there is a 2 car garage and driveway parking and a secluded 60 max rear garden, all presented to a good decorative standard through out. Tenure Freehold. EPC D. C/Tax Band E.

Price £550,000





## FIRST FLOOR

### LANDING

Coved cornice to textured ceiling, access to loft space, airing cupboard.

### BEDROOM 1 15'2" x 9'2" (4.62m x 2.79m)

PVCu sealed unit double glazed lead light windows to front and side, coved cornice to textured ceiling, radiator.

### EN-SUITE

Obscure PVCu sealed unit lead light window to side, textured ceiling, chrome towel rail, white suite comprising low level w.c., vanity wash hand basin, shower tray with glazed screen doors, tiled walls and floor.

### BEDROOM 2 11' x 9' (3.35m x 2.74m)

PVCu sealed unit double glazed lead light window to front, coved cornice to textured ceiling, radiator.

### BEDROOM 3 11' x 9' (3.35m x 2.74m)

PVCu sealed unit double glazed lead light window to rear, coved cornice to textured ceiling, radiator.

### BEDROOM 4 9' x 7' (2.74m x 2.13m)

PVCu sealed unit double glazed lead light window to rear, coved cornice to textured ceiling, radiator.

### BATHROOM

Obscure PVCu sealed unit double glazed lead light window to rear, textured ceiling, chrome towel rail, white suite comprising vanity wash hand basin, low level w.c., P-shape bath with mixer tap and shower over, glazed screen, tiled walls and floor.

## GROUND FLOOR

Cottage style entrance door to: -

### HALL

PVCu double glazed lead light window to front, coved cornice to textured ceiling, radiator, Karndean floor, stairs rise to first floor.

### W.C.

Obscure PVCu sealed unit double glazed lead light window to side, textured ceiling, chrome towel rail, white low level w.c., vanity wash hand basin, tiled floor and half tiled walls.

### DINING ROOM 15'4" x 9' (4.67m x 2.74m)

PVCu sealed unit double glazed lead light windows to front and side, coved cornice to textured ceiling, radiator, Karndean floor, arch to lounge and door to kitchen.

### LOUNGE 18'2" x 11' (5.54m x 3.35m)

PVCu sealed unit double glazed lead light window to front, PVCu sealed unit double glazed lead light French doors to garden, coved cornice to textured ceiling, two radiators, feature stone fireplace with inset electric fire, TV point, Karndean floor.

### KITCHEN 15'6" x 10' (4.72m x 3.05m)

PVCu sealed unit double glazed lead light window to rear, coved cornice to smooth plaster ceiling, radiator, Karndean floor, pale grey designer kitchen comprising single drainer one and a half bowl sink unit with mixer tap, inset work surface with pan drawers and integrated dishwasher under, inset five ring stainless steel gas hob with extractor fan over, feature tiled splashbacks, adjacent base unit, further work surface with drawer and cupboard under, dresser style unit with glazed display doors, floor to ceiling unit housing double oven, five wall cupboards, pelmet lights, double larder cupboard, tiled splashbacks, open to: -

### LAUNDRY ROOM 8'2" x 5'2" (2.49m x 1.57m)

Half obscure door to garden, coved cornice to smooth plaster ceiling, concealed gas central heating boiler serving domestic hot water and central heating, radiator, work surface with drawers and cupboards under, integrated freezer, quarry tiled floor and tiled splashbacks.

## EXTERIOR

### FRONT

Mainly laid to lawn with picket fence, own drive and parking, side access to rear, slate beds.

### GARAGE

Two up and over doors, light and power connected, eaves storage space.

### REAR 59'0" x 9'10" max width x 32'9" x 19'8" (18'3 max width x 10'6)

Secluded rear garden with decking to lawn, conifers, outside tap.

## 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.

- WHITE SANITARY WARE THROUGHOUT
- LIGHT DESIGNER KITCHEN & UTILITY ROOM
- 2 RECEPTION ROOMS
- 2 CAR GARAGE & DRIVEWAY
- 4 BEDROOMS
- ENSUITE
- PVCU GLAZING
- OAK FACED INTERNAL DOORS
- SECLUDED GARDEN
- FREEHOLD. EPC D. C/TAX E

