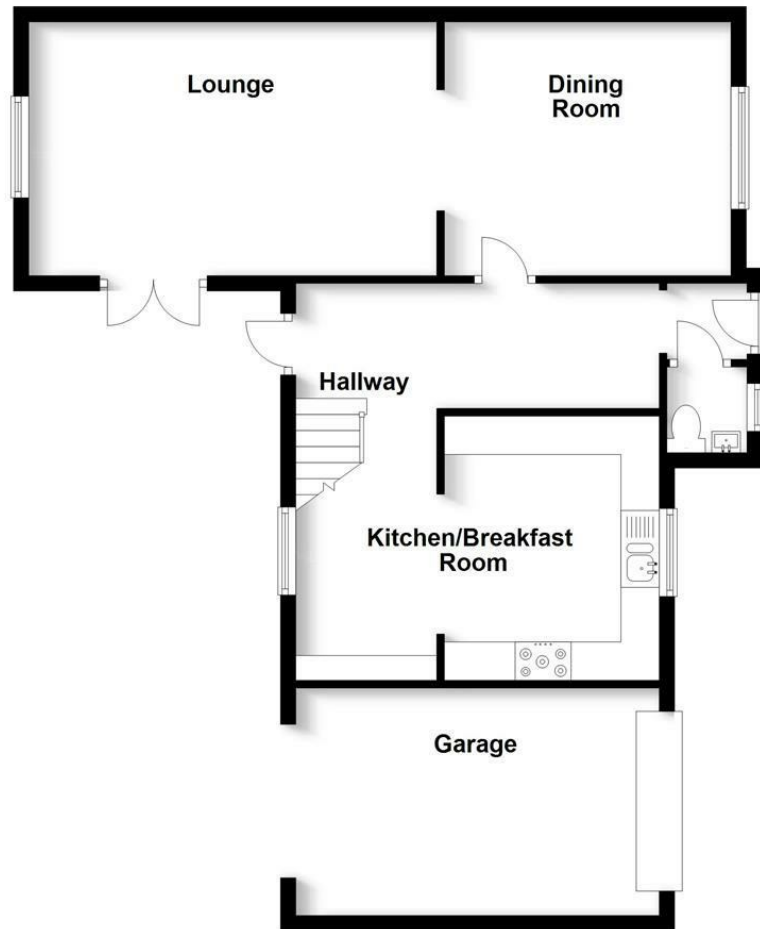
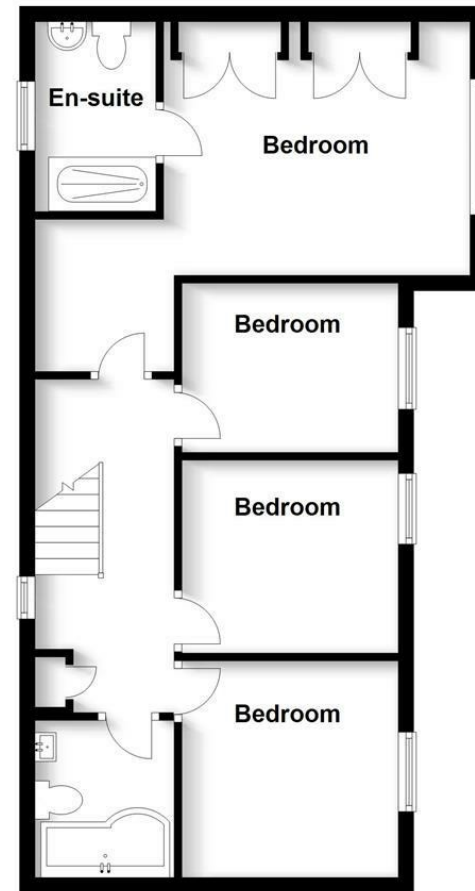


Ground Floor



First Floor



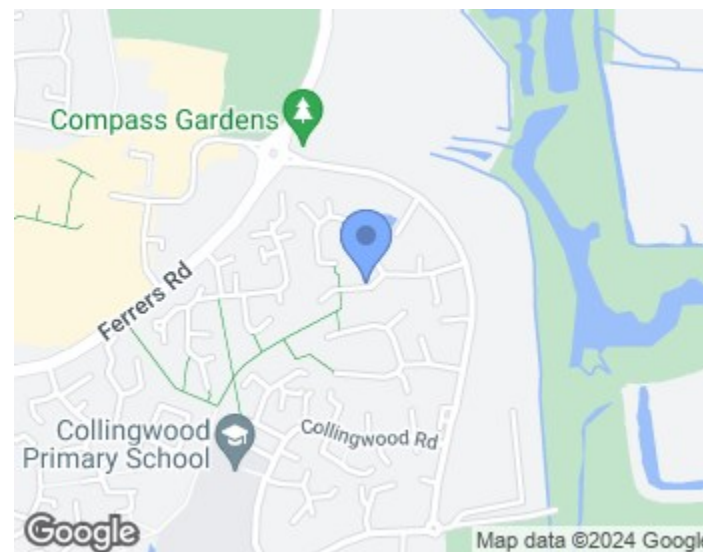
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Plan produced using PlanUp.



6 Troubridge Close, South Woodham Ferrers, Essex CM3 5YF

An imposing four bedroom link detached house offering oodles of kerbside appeal from its impressive frontage. Conveniently located just a short walk from Clements Green Creek providing pleasant riverside walks, with the adjacent Compass gardens, town centre, local primary and secondary schools, yet still accessible to the local rail station. This particular home features a good size lounge and dining room, modern fitted kitchen/breakfast room, master bedroom with dressing area and en suite shower room, plus further family bathroom. Other features include ground floor cloak room w.c., PVCu double glazed windows and doors & gas fired central heating. Externally both the front and rear gardens have been beautifully maintained to create a lovely environment to enjoy, and with extensive driveway parking, gated carport plus brick built workshop. This home ticks all the boxes. Freehold, Council tax band E. EPC rating D

Price £525,000



ENTRANCE HALL

Entered via PVCu double glazed door leading into entrance hall, ceramic tiled floor, radiator, coved to smooth ceiling, stairs to first floor, PVCu double glazed door leading out to rear garden. doors to all ground floor rooms.

CLOAKROOM W.C

PVCu double glazed window to front elevation, coved to smooth ceiling, white suite comprising low level w.c, wash hand basin with cupboard under, electric wall mounted heater, ceramic tiled floor

DINING ROOM 12'4 x 10'9 (3.76m x 3.28m)

PVCu double glazed to front elevation, coved to ceiling, radiator, wood effect laminate flooring, double width opening plan to lounge.

LOUNGE 17'7 x 10'8 (5.36m x 3.25m)

PVCu window to rear elevation, PVCu double glazed French doors to side elevation, coved to smooth ceiling with inset spotlights, wall mounted smooth stone feature fireplace, wood effect laminate floor.

KITCHEN/BREAKFAST ROOM 15'8 x 11'4 (4.78m x 3.45m)

Dual aspect room with PVCu double glazed windows to both front and rear elevations, generous range of cream eye and base level units with solid wood work surfaces 1 1/2 bowl sink unit with mixer tap, 1100 mil gas range cooker with extractor hood over, plumbing for dish washer, concealed gas central heating boiler, space for fridge freezer, ceramic tiled floor, stairs to first floor.

FIRST FLOOR

LANDING

PVCu double glazed window to rear elevation, built in airing cupboard, access to loft, doors to all first floor rooms.

BEDROOM ONE 13'5" x 10'0" (4.11m x 3.05)

Entered via DRESSING AREA 6'10 x 6' leading into bedroom, PVCu double glazed window to front elevation, coved to smooth ceiling with inset spotlights, two built in double wardrobes, door to en suite shower room

EN SUITE SHOWER ROOM

PVCu double glazed window to rear elevation, fully tiled room with white suite comprising 1300 mil shower unit with power shower, wash hand basin with cupboard under, low level wc, chrome heated towel rail, extractor fan.

BEDROOM TWO 9'9 x 9'4 (2.97m x 2.84m)

PVCu double glazed window to front elevation, coved to smooth ceiling with inset spot lights, radiator, laminate flooring.

BEDROOM THREE 9'4 x 7'5 (2.84m x 2.26m)

PVCu double glazed window to front elevation, coved to smooth ceiling with inset spotlights, radiator

BEDROOM FOUR 9'4 x 8 (2.84m x 2.44m)

PVCu double glazed window to front elevation, coved to smooth ceiling with inset spotlights.

BATHROOM

PVCu double glazed window to rear elevation, three piece white suite comprising panel enclosed shower bath with power shower over, wash basin vanity unit with cupboard under, back to wall w.c, electric chrome heated towel rail, tiled to walls and floor.

EXTERIOR

REAR GARDEN

Enclosed well tended rear garden featuring paved patio area, remainder laid to lawn with established flower and shrub beds, brick built work shop, gates leading through car port to front garden

WORKSHOP 18'2 x 9' (5.54m x 2.74m)

Brick built work shop with power and light connected.

CART PORT 16'5 x 9'3 (5.00m x 2.82m)

FRONT GARDEN

Well tended front garden laid to lawn with flower and shrub beds, drive way parking to side.

AGENTS NOTES

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 enquiries 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.

- FOUR BEDROOM LINK DETACHED HOUSE
- LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- GROUND FLOOR CLOAK ROOM W.C
- MASTER BEDROOM WITH DRESSING ROOM
- EN SUITE SHOWER ROOM
- FULLY TILED BATHROOM
- DRIVEWAY AND CARPORT
- POPULAR RESIDENTIAL AREA
- FREEHOLD, COUNCIL TAX BAND E. EPC RATING TBC

