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Plan produced using PlanUp.



116 Broughton Road, South Woodham Ferrers, CM3 5FY

Broughton Road, South Woodham Ferrers - a premier road offering a spacious link-detached house that could be your next dream home! This well presented property sits on a slightly elevated position boasting two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, including a large walk-in dressing room/office, there's plenty of space for the whole family. The modern kitchen and bathrooms are sure to impress, providing both style and functionality. Additionally, the property features a conservatory, adding a lovely touch of elegance and a perfect spot to enjoy your morning coffee or unwind after a long day. Externally the home features a well tended secluded rear garden with access to garage and driveway parking. Conveniently located near Marsh Farm Country Park, you'll have easy access to beautiful outdoor spaces where you can enjoy leisurely walks and picnics.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after location. Contact us today to arrange a viewing and take the first step towards making this property your own! Freehold. Council tax band D. EPC rating D.

Price £475,000



GROUND FLOOR

ENTRANCE HALL

Entered via composite door into entrance porch, laminate flooring, door leading into dining room.

DINING ROOM 11'6 x 8'7 (3.51m x 2.62m)

PVCu double glazed window to front elevation, laminate flooring, radiator, coved to smooth ceiling, stairs to first floor with cupboard under, doors to lounge, kitchen and utility room.

UTILITY ROOM 6'2 x 4'8 (1.88m x 1.42m)

PVCu double glazed door to side leading to garden. Range of co ordinating eye and base level units, laminate work surfaces, plumbing and sapce for washing machine and tumble dryer, wall mounted gas central heating boiler, door leading to cloak room w.c.

CLOAKROOM W.C

Two piece white suite comprising pedestal wash hand basin with tiled splash backs, low level w.c, heated towel rail, obscure PVCu double glazed window to front elevation.

KITCHEN 11'2 x 10' (3.40m x 3.05m)

Two PVCu double glazed windows to rear elevation, fitted with a generous range of eye and base level units incorporating glass display cabinets, co ordinating laminate work surfaces, inset 1 1/2 bowl sink unit with single drainer sink unit, mixer tap, space for 900mil range cooker, with extractor hood over, integrated dish washer, integrated fridge, ceramic tiled floor

LOUNGE 14'4 x 11'1 (4.37m x 3.38m)

Feature fireplace with raised heath with inset gas fire, laminate flooring, radiator, double doors leading to conservatory.

CONSERVATORY 14'1 x 11 (4.29m x 3.35m)

PVCu double glazed conservatory with windows to three elevations, dwarf wall, polycarbonate roof with fan light, PVCu double glazed doors leading out to rear garden.

FIRST FLOOR

LANDING

PVCu double glazed window to front elevation, doors to all first floor rooms

BEDROOM ONE 13'3 x 11 (4.04m x 3.35m)

Two PVCu double glazed windows to rear elevation, coved to smooth ceiling, wall mounted triple wardrobe, radiator, door leading to dressing room/office.

DRESSING ROOM/OFFICE 9'2 x 9'2 (2.79m x 2.79m)

Currently used as an office. (plumbing for sink unit) vaulted ceiling Velux window to rear elevation.

BEDROOM TWO 11'1 x 10'11 (3.38m x 3.33m)

Two PVCu double glazed windows to rear elevation, coved to smooth ceiling, radiator.

BEDROOM THREE 9'8 x 8'8 plus recess (2.95m x 2.64m plus recess)

PVCu double glazed window to front elevation, wall mounted bedroom units incorporating double wardrobe with cupboard over bed area, laminate flooring, radiator.

BATHROOM

PVCu obscure double glazed window to front elevation, three piece white suite comprising panel enclosed shower bath with electric shower over, with glazed shower screen, wash hand basin with cupboard under, low level w.c. majority tiled to walls, chrome heated towel rail.

EXTERIOR

REAR GARDEN

Commencing brick block patio area, remainder laid to lawn with raised flower and shrub borders, further patio are to side, hardstand for timber shed, gate proving access to front of property, courtesy door into garage.

GARAGE

Up & over door, power and light connected. Driveway to front.

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

WE ARE OPEN – Monday to Friday 9am-6pm –
Saturday 9am-5pm

- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN & UTILITY ROOM
- GROUND FLOOR CLOAKROOM W.C
- PVCu DOUBLE GLAZED CONSERVATORY
- MASTER BEDROOM WITH EN SUITE
DRESSING ROOM/OFFICE
- FAMILY BATHROOM
- GARAGE & DRIVEWAY PARKING
- FREEHOLD. COUNCIL TAX BAND D. EPC
RATING: D

