



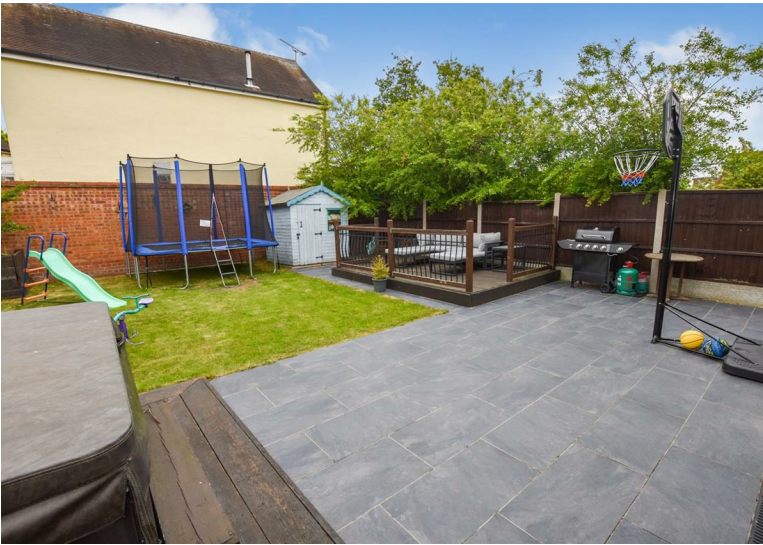
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Plan produced using PlanUp.



18 Holbrook Close, South Woodham Ferrers, Essex CM3 5ST

Deceptively spacious four bedroom link detached house conveniently situated just a short walk from the town centre, shops & schools. This particular home features some stand out features to include an impressive 21ft x 13ft open plan fully fitted kitchen diner, good size lounge, study and separate games room. The principle bedroom offers a concealed en suite shower room, with additional family bathroom and ground floor cloak room w.c. Externally the home offers a lovely rear garden, with adjacent green open space play area to the side. With private off street parking for a couple of vehicles this lovely family home deserves a viewing to fully appreciate the accommodation on offer. Freehold, EPC rating: D Council tax band D

Price £475,000



FIRST FLOOR

LANDING

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, access to loft space via ladder, part boarded with light, radiator, airing cupboard, fitted carpet, stairs to ground floor, doors to: -

BATHROOM

Obscure sealed unit PVCu double glazed windows to front and side, coved cornice to smooth plaster ceiling with inset spotlights, radiator, refitted white three piece suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with electric shower over, glazed screen, tiled splashbacks, laminate tiled effect flooring.

BEDROOM 1 12'3" x 8'11" (3.73m x 2.72m)

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, radiator, TV point, fitted wardrobes to one wall, fitted carpet, doors to: -

EN-SUITE

Obscure sealed unit PVCu double glazed window to front, ceiling with inset spotlights, refitted white three piece suite comprising low level w.c, wash hand basin with cupboard under, walk-sin shower with electric unit and glazed splash screen, aqua board to wall, tiled floor.

BEDROOM 2 11'4" x 7'9" (3.45m x 2.36m)

Dual aspect, sealed unit PVCu double glazed windows to rear and side, coved cornice to smooth plaster ceiling, radiator, TV point, dimmer switch, fitted carpet.

BEDROOM 3 8'10" x 7'6" (2.69m x 2.29m)

Sealed unit PVCu double glazed window to side, coved cornice to ceiling, radiator, TV point, fitted carpet.

BEDROOM 4 8'5" x 7'4" (2.57m x 2.24m)

Dual aspect, sealed unit PVCu double glazed windows to rear and side, coved cornice to textured ceiling, radiator, built-in wardrobe cupboard, fitted carpet.

GROUND FLOOR

Entered via obscure composite door into: -

HALLWAY

Coved cornice to smooth plaster ceiling, radiator, stairs rise to first floor, cupboard under, ceramic tiling, doors to: -

CLOAKROOM/W.C.

Obscure sealed unit PVCu double glazed window to rear, smooth plaster ceiling, radiator, refitted white two piece suite comprising low level w.c., wash hand basin, wood panelling to walls, ceramic tiled floor.

LOUNGE 15'4" x 12'6" (4.67m x 3.81m)

PVCu double glazed window to side, sealed unit PVCu double glazed French doors to rear garden, coved cornice to smooth plaster ceiling, radiator, TV point, feature fireplace with inset gas coal effect fire, wood laminate floor.

KITCHEN/DINER 13'2" x 21'4" (4.01m x 6.50m)

Triple aspect room, eye and base level units, Quartz work surfaces incorporating central island/breakfast bar, space for 1100 Range cooker, inlaid Butler sink with mixer tap, concealed gas central heating boiler, integrated washing machine, integrated fridge and freezer, underfloor heating.

STUDY 7'7" x 7'5" (2.31m x 2.26m)

PVCu French style doors, Velux sky light, built-in double robe, laminate floor, underfloor heating.

GAMES ROOM 7'5" x 6'11" (2.26m x 2.11m)

Velux sky light, underfloor heating.

EXTERIOR

FRONTAGE

Side access gate, block paved driveway with parking for two cars.

GARAGE

Currently converted to study/games room.

REAR GARDEN 37' x 34' (11.28m x 10.36m)

Extensive paved patio and raised deck, remainder laid to lawn.

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 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 BEDROOMS
- EN-SUITE SHOWER TO MASTER BEDROOM
- FAMILY BATHROOM & GROUND FLOOR CLOAK ROOM
- RE-FITTED MODERN KITCHEN/DINER
- GARAGE CONVERTED TO STUDY/GAMES ROOM
- ENCLOSED REAR GARDEN
- OFF STREET DRIVEWAY PARKING
- SOLAR POWERED WATER SYSTEM
- FREEHOLD
- COUNCIL TAX BAND: D - EPC RATING: D

