



108 Celeborn Street, South Woodham Ferrers , CM3 7AW
Price £650,000

Church & Hawes

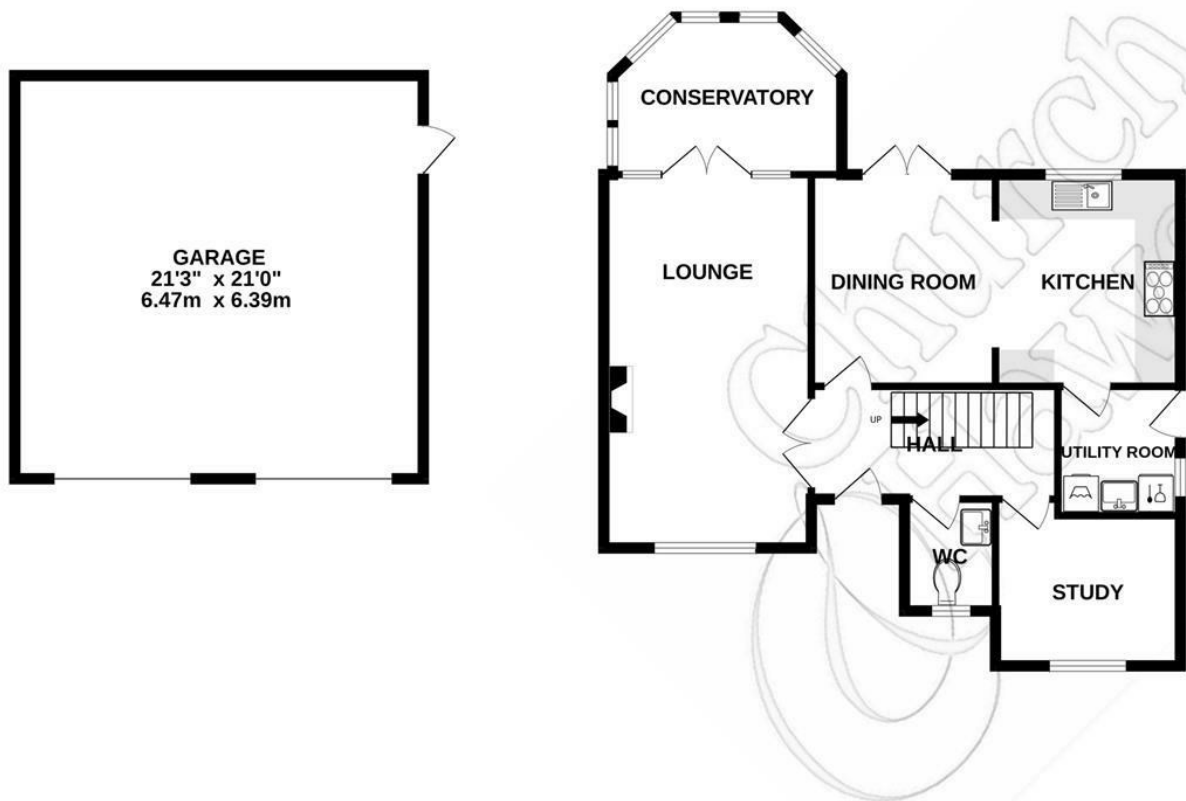
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

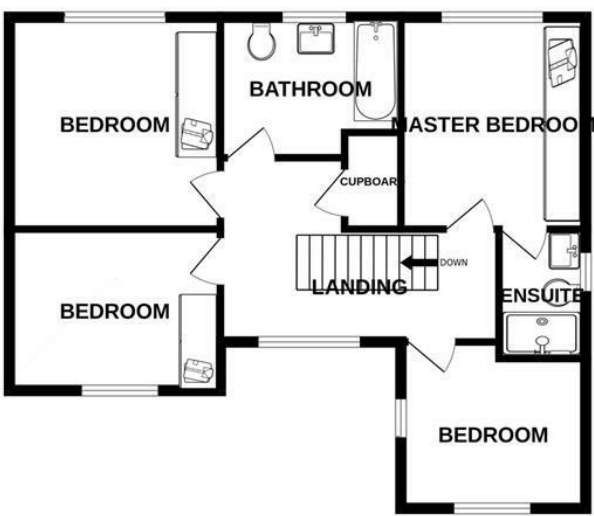
An exceptionally well presented executive style home, set upon an prominent corner plot with oodles of kerbside appeal, located in one of the most prestigious streets of South Woodham Ferrers just a short stroll from the river Crouch and yacht club, this particular home offers generous and well-proportioned accommodation to include a bright and airy dual aspect lounge with adjacent conservatory, open plan kitchen dining room boasting granite worksurfaces with utility room to compliment, ground floor study, four good size bedrooms, en- suite shower room, family bathroom and cloakroom w.c . Externally the south facing garden offers unoverlooked privacy, low maintenance front gardens along with off-street parking for four vehicles in front of the double garage. A great family home in a very popular location. Freehold. Council tax band F. EPC rating D



GROUND FLOOR



1ST FLOOR



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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ENTRANCE

Entered via composite door into entrance hall, stairs rise to first floor, radiator, doors to all ground floor rooms.

CLOAKROOM W.C

PVCu obscure double glazed window to front elevation, two piece white suite comprising wash hand basin with tiled splash back, low level w.c, radiator, laminate flooring.

STUDY 9'4 x 7'10 (2.84m x 2.39m)

PVCu double glazed window to front elevation, laminate flooring, radiator.

KITCHEN/DINER 19'6 x 11 (5.94m x 3.35m)

Open plan kitchen/diner with PVCu double glazed window to rear elevation, fitted with a generous range of eye and base level units, granite worksurfaces with under counter sink unit, range cooker with extractor hood over, integrated dishwasher, space for fridge/freezer, ceramic tiled floor, the dining area also features a ceramic tiled floor, radiator and PVCu double glazed window and French style doors leading out to the rear garden.

UTILITY ROOM 6'3 x 6'9 (1.91m x 2.06m)

PVCu double glazed window and door to side elevation, matching eye and base level units, granite work surfaces, plumbing for washing machine, space for tumble dryer, ceramic tiled floor.

LOUNGE 19'5 x 10'11 (5.92m x 3.33m)

Dual aspect lounge with PVCu double glazed window to front elevation, double glazed French style doors leading to conservatory, feature fireplace with inset gas living flame fire, high durability wood effect flooring, radiator.

CONSERVATORY 12 x 11'4 (3.66m x 3.45m)

PVCu double glazed conservatory with polycarbonate roof, wood effect laminate flooring, French style doors leading out to rear garden.

FIRST FLOOR LANDING

PVCu double glazed window to front elevation, radiator, built in airing cupboard, access to partially boarded loft with gas central heating boiler, Nest thermostat, doors to all first floor rooms.

BEDROOM ONE 11'1 x 9'7 (3.38m x 2.92m)

PVCu double glazed window to rear elevation, range of fitted wardrobes to one wall with sliding mirror doors, wood effect laminate flooring, radiator.

EN SUITE SHOWER ROOM

PVCu obscure double glazed window to side elevation, fully tiled room with 1100 mil shower unit with glazed screen and rainfall power shower, pedestal wash hand basin, low level w.c,

BEDROOM TWO 11 x 8'8 (3.35m x 2.64m)

PVCu double glazed window to rear elevation, range of fitted wardrobes to one wall, wood effect laminate flooring, radiator.

BEDROOM THREE 9' x 8'9 (2.74m x 2.67m)

Dual aspect room with feature window to front elevation, PVCu double glazed window to side elevation, wood effect laminate flooring, radiator.

BEDROOM FOUR 8'8 x 8'2 (2.64m x 2.49m)

PVCu double glazed window to front elevation, built in double wardrobe, wood effect laminate flooring, radiator.

FAMILY BATHROOM

PVCu obscure double glazed window to rear elevation, white suite comprising panelled enclosed

bath, mixer tap with shower attachment plus additional rainfall power shower, pedestal wash hand basin, low level w.c, fully tiled to walls, ceramic tiled floor.

EXTERIOR

FRONT GARDEN

The property benefits from an impressive frontage owing to its location as a corner plot. The property enjoys low maintenance gardens to the front with parking off-set to the left hand side suitable for four vehicles and a double garage.

REAR GARDEN

Landscaped unoverlooked south facing rear garden with central lawn, extensive paved patio and pathways leading to the flank with lawned play zone, timber summer house, green house, perimeter fence with gates either side providing access to front.

DOUBLE GARAGE 19'2 x 19 (5.84m x 5.79m)

Two electronically operated up and over doors, power and lighting with a partially boarded loft above. Driveway parking to front for four vehicles.

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.

