



## 12 The Spinnaker, South Woodham Ferrers, Essex CM3 5GL

### FOR SALE WITH NO ONWARD CHAIN.

Set within the esteemed Leighton Park development in South Woodham Ferrers, this spacious five-bedroom detached home offers an exceptional living experience. The property is ideally located just a short stroll from the picturesque Marsh Farm Country Park, providing a perfect blend of tranquillity and convenience.

Upon entering, you are greeted by three well-appointed reception rooms. The contemporary kitchen breakfast room is a highlight, featuring stylish finishes that create an ideal space for both casual dining and entertaining. The lounge and dining room provide ample room for relaxation and family gatherings, while a dedicated study offers a quiet retreat for work or study.

The property comprises five generously sized bedrooms, ensuring plenty of space for family and guests. Two well-designed bathrooms cater to the needs of a busy household, enhancing the practicality of this delightful home.

Outside, the property is complemented by a double garage and a driveway that accommodates parking for multiple vehicles, a rare find in today's market. This home not only meets the demands of modern living.

In summary, this five-bedroom detached house in The Spinnaker is a remarkable opportunity for those seeking a spacious and stylish family home in a sought-after location. With its modern features and proximity to natural beauty, it is sure to appeal to discerning buyers looking for comfort and convenience. Freehold, EPC rating C, Council tax band G

Price £725,000



## FIRST FLOOR

### SPLIT LANDING

Obscure PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, access to loft space, airing cupboard.

### BEDROOM 1 15'9" x 11'7" (4.80m x 3.53m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling with LED lights, radiator, fitted wardrobes and gantry cupboards.

### EN-SUITE

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, chrome heated ladder towel rail, white Quadrant shower with glazed screen and doors, low level w.c., vanity wash hand basin, tiled to visible walls and floor, extractor fan, shaver point.

### BEDROOM 2 12'5" x 10'10" (3.78m x 3.30m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling with LED lights, radiator, laminate floor, built-in double wardrobe cupboard.

### BEDROOM 3 18'6" x 8'2" <6'1" (5.64m x 2.49m <1.85m)

Two PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling and LED lights, radiator, laminate floor, built-in double wardrobe cupboard and display unit with desk.

### BEDROOM 4 12'6" x 8'8" (3.81m x 2.64m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling with LED lights, radiator, built-in double wardrobe cupboard.

### BEDROOM 5 10'5" x 6'10" (3.18m x 2.08m)

PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling with LED lights, built-in double wardrobe cupboard, laminate floor.

### SHOWER ROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, chrome heated towel rail, white walk-in shower with glazed screen doors, vanity wash hand basin, low level w.c., extractor fan, tiled to visible walls and floor.

### BATHROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster ceiling, extractor fan, LED lights, chrome spiral heated towel rail, white low level w.c., vanity wash hand basin and corner spa bath with mixer tap and shower attachment, tiled to visible walls and floor, shaver point.

### GROUND FLOOR

Half obscure PVCu sealed unit double glazed entrance door and side light to: -

### PORCH

Half obscure glazed entrance door and side light to: -

### HALL

Coved cornice to smooth plaster ceiling with LED lights, radiator, laminate floor, stairs rise to first floor, under stair cupboard.

### CLOAKROOM

Smooth plaster ceiling with extractor fan, chrome heated ladder towel rail, white vanity wash hand basin and low level w.c.

### STUDY 11'8" x 7'1" (3.56m x 2.16m)

PVCu sealed unit obscure glazed window to front, coved cornice with smooth plaster ceiling, radiator, laminate floor, fitted desk with drawers and storage, telephone point.

### LOUNGE 18'3" x 11'8" (5.56m x 3.56m)

PVCu sealed unit double glazed window to front, coved cornice to smooth plaster ceiling and LED lights, feature fireplace with raised hearth and display mantel over, inset gas pebble fire, TV point, open to: -

### DINING ROOM 12'5" x 11'8" (3.78m x 3.56m)

PVCu sealed unit double glazed sliding patio door to conservatory, coved cornice to smooth plaster ceiling with LED lights, radiator.

### CONSERVATORY 10'6" x 9'5" (3.20m x 2.87m)

PVCu sealed unit double glazed to all aspects with double doors to side, tiled floor.

### KITCHEN/BREAKFAST ROOM 22' x 12' <8'8" (6.71m x 3.66m <2.64m)

Two PVCu sealed unit double glazed windows to rear, smooth plaster ceiling with LED lights, refitted kitchen in duck egg blue metallic with Quartz work surface and Quartz floor tiles comprising one and a half bowl stainless steel sink unit with mixer tap, cupboards and integrated dishwasher under, corner carouse, peninsular bar with reverse breakfast bar, drawers and cupboards under, inset five ring gas hob and extractor fan, double base unit with central wine fridge, American fridge freezer, two slide out can racks, floor to ceiling units with Perspex splashbacks, pelmet lights, door to: -

### LAUNDRY ROOM 12' x 6' (3.66m x 1.83m)

PVCu sealed unit double glazed window to rear and half glazed PVCu sealed unit double glazed door to garden, door to garage, smooth plaster ceiling, Quartz tiled floor, continuation of kitchen units comprising single drainer sink unit with mixer tap inset work surface with cupboards and space for washing machine and tumble drier under, floor to ceiling larder cupboard, four wall cupboards.

### EXTERIOR

### GARAGE

Two electric up and over doors, light and power, personal door to laundry room.

### FRONT

Block paved driveway and parking, side access to rear, lawn and hedges to front and flank borders.

### REAR

Path to south/westerly facing secluded garden with lawns, conifers and trees, outside tap, shed.

### AGENTS NOTE

Agents Note & Money Laundering & Referrals

**AGENTS NOTE:** These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- FIVE BEDROOMS

- REFITTED WHITE BATHROOM

- REFITTED SHOWER ROOM & REFITTED EN-SUITE

- LOUNGE & DINING ROOM

- STUDY/PLAYROOM

- CLOAKROOM

- KITCHEN/BREAKFAST ROOM WITH UTILITY

- DOUBLE GARAGE

- AMPLE DRIVEWAY PARKING

- FREEHOLD, COUNCIL TAX BAND G, EPC

RATING C

