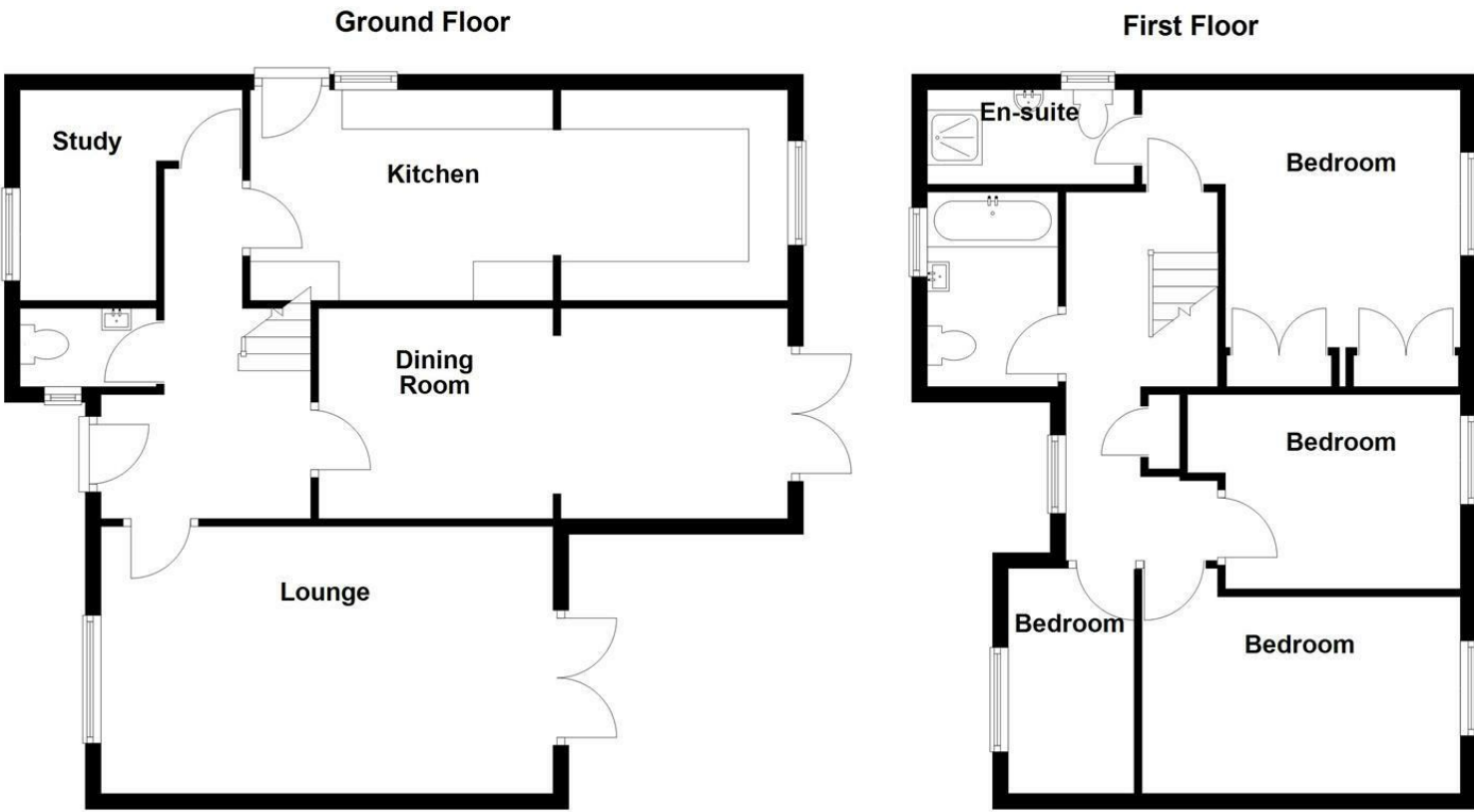
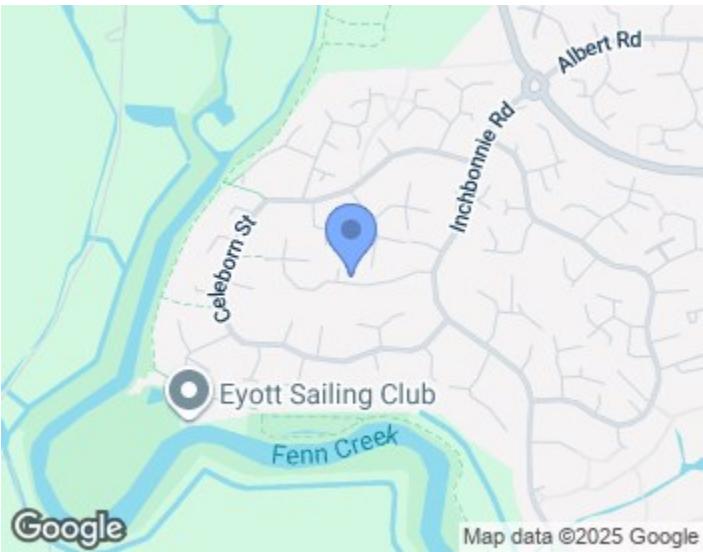




18 Gladden Fields, South Woodham Ferrers, CM3 7AH

An exceptionally spacious & well presented four bedroom detached family home built by Bovis homes to their popular "Mayfield" design set within an ever popular residential location over looking greensward. This particular home has been extended across the rear to provide generous living space to include a bright dual aspect lounge, 24' x 9 modern fitted kitchen with granite work surfaces, large dining room plus ground floor study, main bedroom features an en suite shower room, plus further family bathroom. Externally the property offers a lovely low maintenance rear garden plus double garage and driveway. Freehold - Council Tax Band: E - EPC rating: D

Offers in excess of £600,000



GROUND FLOOR

Entered via composite door into entrance hall, ceramic tiled flooring, radiator, stairs to first floor, coved to smooth ceiling, doors leading to all ground floor rooms.

CLOAKROOM W.C

PVCu double glazed window to side elevation, Two piece white suite comprising low level w.c, wash basin with cupboard under, majority tiled to walls, ceramic tiled floor, heated towel rail.

STUDY 8' x 5'7<9 (2.44m x 1.70m<2.74m)

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

LOUNGE 18'8 x 11'3 (5.69m x 3.43m)

Dual aspect room with PVCu double glazed window to front elevation, PVCu double glazed French style doors leading out to the rear garden, feature fireplace, two radiators, coved to smooth ceiling, laminate flooring.

DINING ROOM 22'3 x 8'9 (6.78m x 2.67m)

PVCu double glazed French style doors to rear garden, coved to smooth ceiling with loft access, radiator, laminate flooring.

KITCHEN 23'9 x 8'9 (7.24m x 2.67m)

PVCu double glazed window to side & rear elevations, PVCu double glazed door to side elevation. Fitted with a generous range of cream high gloss eye and base level units, granite work surfaces incorporating break fast bar, inset sink unit with mixer tap, space for range cooker with extractor hood over, integrated dish washer, space for washing machine, space for American style fridge freezer, kick space lighting, porcelain tiled floor, smooth ceiling with inset spot lights.

FIRST FLOOR

LANDING

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

BEDROOM ONE 10'5 x 9'8 (3.18m x 2.95m)

PVCu double glazed window to rear elevation, two built in wardrobes, radiator, coved to smooth ceiling, door to en suite shower room.

EN SUITE SHOWER ROOM

PVCu double glazed window to side elevation, three piece white suite comprising enclosed shower cubicle, pedestal wash hand basin, low level w.c, ceramic tiled flooring, chrome heated towel rail

BEDROOM TWO 11'6 x 9 (3.51m x 2.74m)

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

BEDROOM THREE 9'8 x 8'3 (2.95m x 2.51m)

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

BEDROOM FOUR 9'1 x 6'11 plus door recess (2.77m x 2.11m plus door recess)

PVCu double glazed window to front elevation, built in double wardrobe, coved to smooth ceiling, radiator.

BATHROOM

PVCu double glazed window to front elevation, three piece white suite comprising, enclosed bath with central mixer tap, pedestal wash hand basin, low level w.c, fully tiled to walls and floor, chrome heated towel rail.

EXTERIOR

REAR GARDEN 37' x 30' (11.28m x 9.14m)

Commencing raised decked area leading to artificial lawn, shed to side, gate leading to garage with courtesy door.

DOUBLE GARAGE

Two up & over power doors , power and light connected, loft storage area.

FRONTAGE

Shingle beds with double width driveway to side.

AGENTS NOTES

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.

- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED TO THE REAR
- LARGE KITCHEN & DINING ROOM
- GROUND FLOOR CLOAKROOM W.C
- DUAL ASPECT LOUNGE
- STUDY
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- LOW MAINTENACE REAR GARDEN
- DOUBLE GARAGE AND DRIVE WAY
- FREEHOLD, COUNCIL TAX BAND E, EPC: D

