



Blackwood Chine, South Woodham Ferrers, CM3 5FZ  
Guide price £575,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This exceptional five-bedroom detached house presents a rare opportunity to acquire a truly immaculate family home. This property seamlessly blends modern design with comfortable living, making it an ideal choice for discerning buyers seeking space, style, and convenience.

Upon entering, you are immediately greeted by a sense of quality and attention to detail that permeates throughout. The heart of this home is undoubtedly the stunning, modern open-plan kitchen/diner/family room. This expansive and versatile space is perfect for family life and entertaining, featuring sleek cabinetry, integrated appliances, and ample room for both dining and relaxed seating. Natural light floods this area, creating an inviting and airy atmosphere, making it the perfect hub for daily activities and social gatherings.

Adjacent to the open-plan living area, a separate lounge provides a cosy retreat. This inviting reception room is enhanced by a modern log burner, offering a warm and welcoming ambience during cooler months. Ascending to the first floor, the property continues to impress with four well-proportioned bedrooms, and a family bathroom, the second floor provides a spacious master bedroom and benefits from a large, luxurious en suite bathroom. This private haven is designed for comfort and relaxation, featuring high-specification sanitary ware and contemporary fittings. Externally the landscaped rear garden completes this stunning home, with the addition of garage and driveway parking. Freehold, council tax band D, EPC rating C



### ENTRANCE PORCH

Entered via composite door into porch, PVCu double glazed window to front elevation, smooth ceiling

### ENTRANCE HALL

A welcoming hallway with stairs to first floor, smooth ceiling, door to ground floor cloakroom w.c

### GROUND FLOOR CLOAKROOM W.C

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

### LOUNGE 22'2 x 12'5<10'2 (6.76m x 3.78m<3.10m)

Two PVCu double glazed windows to front elevation, wood flooring, modern cast iron log burner, two radiators, smooth ceiling

### KITCHEN/FAMILY ROOM 22' x 18'7<11'8 (6.71m x 5.66m<3.56m)

PVCu double glazed window to rear elevation, PVCu double glazed French style doors leading out to rear garden, Velux style sky light .smooth ceiling with inset spotlights, Open plan L shape room with central island incorporating breakfast bar, generous range of wall mounted eye and base level units, solid wood work surfaces, inset sink unit with mixer tap, space for range style cooker, extractor hood over, recess for American style fridge/freezer, integrated washing machine & dishwasher, wood flooring.

### FIRST FLOOR LANDING

Doors to all first floor rooms, smooth ceiling.

### BEDROOM TWO 12'1 x 9'4 (3.68m x 2.84m)

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

### BEDROOM THREE 9'7 x 10<7 (2.92m x 3.05m<2.13m)

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

### BEDROOM FOUR 13' x 8'2 (3.96m x 2.49m)

Plus door recess, PVCu double glazed window to rear elevation, radiator, smooth ceiling.

### BEDROOM FIVE 9'9 x 7'1 (2.97m x 2.16m)

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

### FAMILY BATHROOM

PVCu double glazed window to rear elevation, Three piece white suite comprising Panel enclosed shower bath with central mixer tap, pedestal wash hand basin, low level w.c, ceramic tiled floor, part tiled to walls, heated towel rail, smooth ceiling.

### SECOND FLOOR LANDING

Smooth ceiling with door leading to master bedroom.

### BEDROOM ONE 15'5 x 12'6 (4.70m x 3.81m)

Dual aspect room with Two Velux style windows to front elevations, PVCu double glazed window to rear elevation, radiator, smooth ceiling with inset spot lights, door to en suite bathroom.

### EN SUITE BATHROOM

Fully tiled room with PVCu window to rear elevation, vanity unit with two wash basins, cupboard under, back to wall w.c, stand alone slipper bath, large walk in shower with glass screen.

### EXTERIOR

Landscaped rear garden commencing extensive paved patio areas, artificial lawn, perimeter fencing, courtesy door to garage.

### GARAGE

Up & over door with power & light connected. driveway parking.

### 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

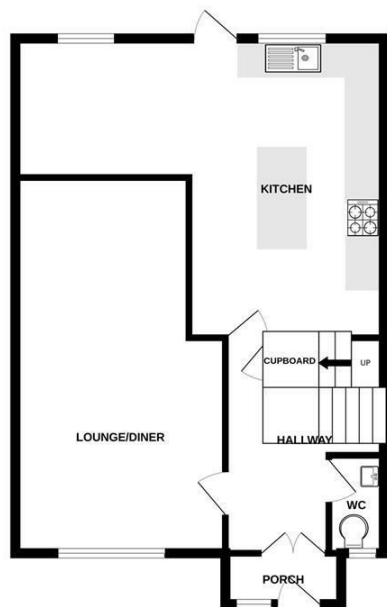
**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.



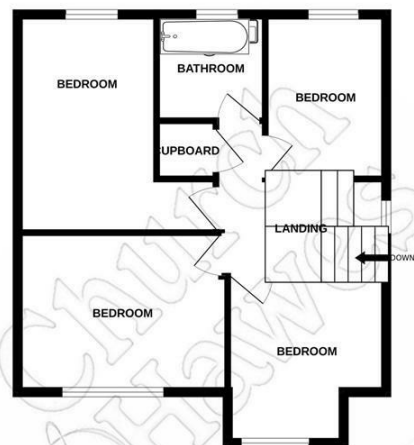


WHOEVER SAID  
DIAMONDS ARE A  
GIRL'S BEST FRIEND  
OBVIOUSLY NEVER  
OWNED A HORSE

GROUND FLOOR



1ST FLOOR



2ND FLOOR



5 BEDROOM HOUSE

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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