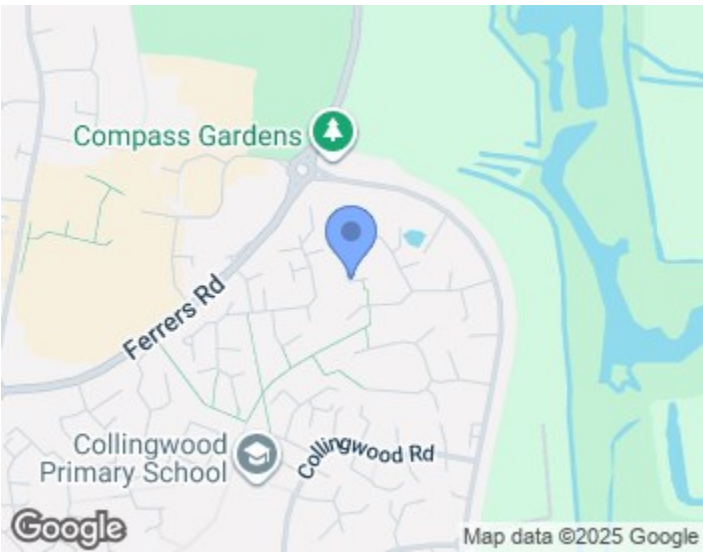


47 Cornwallis Drive, South Woodham Ferrers, CM3 5YE

This charming four-bedroom detached family home offers approximately 1,258 sq.ft. of well-presented living space, featuring a welcoming flow across two floors. The ground floor is ideal for entertaining with a spacious Lounge, through to the Dining Room that opens into a stunning, light-filled Conservatory, alongside a modern Kitchen/Breakfast Room and a convenient WC. Upstairs, there are four bedrooms, including a Master with an Ensuite, plus a main family bathroom. Externally, the property boasts excellent curb appeal with a driveway and garage storage and a private, enclosed south facing rear garden with a pleasant paved patio area perfect for outdoor dining. Tenure: Freehold - EPC Rating: C - Council Tax Band: E

£475,000





Accommodation

GROUND FLOOR

Hallway

Ground Floor WC

Lounge: 18'2 x 10'10 (5.54m x 3.30m)

Dining Room: 9'5 x 8'11 (2.87m x 2.72m)

Conservatory: 8'11 x 8'10 (2.72m x 2.69m)

Kitchen/Breakfast Room: 15'1 x 9'10 (4.60m x 3.00m)

Utility Room: 8'6 x 8'2 (2.59m x 2.49m)

Garage/Storage: 8'6 x 8'2 (2.59m x 2.49m)

FIRST FLOOR

Landing

Bedroom 1: 11'9 x 11' (3.58m x 3.35m)

Bedroom 2: 11' x 9'1 (plus storage) (3.35m x 2.77m (plus storage))

Bedroom 3: 10' x 8'3 (3.05m x 2.51m)

Bedroom 4: 8'2 x 6'8 (2.49m x 2.03m)

Family Bathroom

EXTERIOR

South Facing Rear Garden

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
- Spacious ground floor featuring a Lounge and Dining Room
- Stunning, light-filled Conservatory perfect for year-round use
- Modern Kitchen/Breakfast Room with casual dining area
- Convenient ground floor WC and separate Utility Room
- Master Bedroom includes an Ensuite shower room
- Excellent curb appeal with a driveway and Garage/Storage
- Private, enclosed south-facing rear garden with a paved patio area
- Total approximate living space of 1,258 sq.ft
- Tenure: Freehold - EPC Rating: C - Council Tax Band: E

