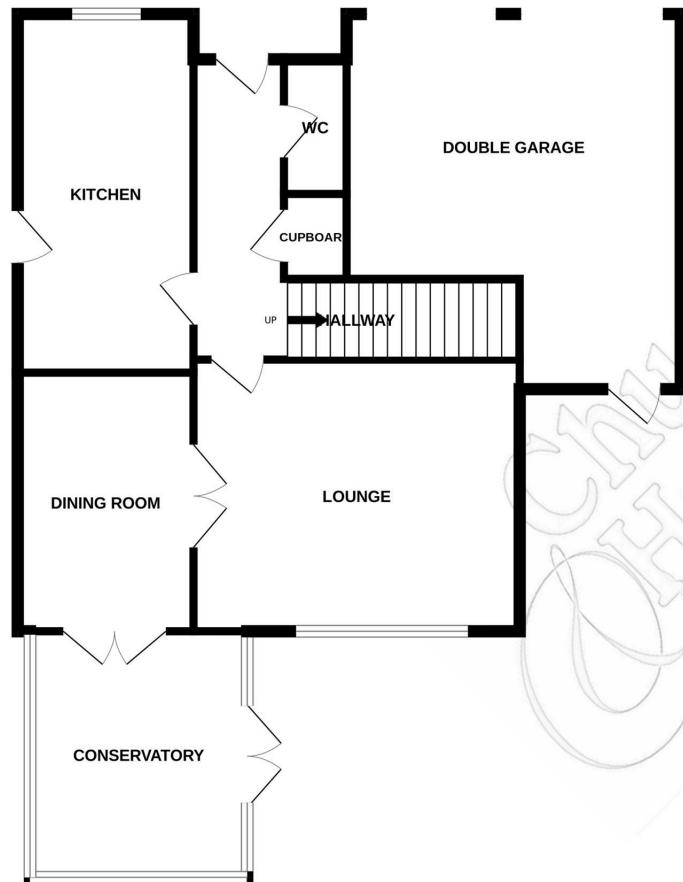
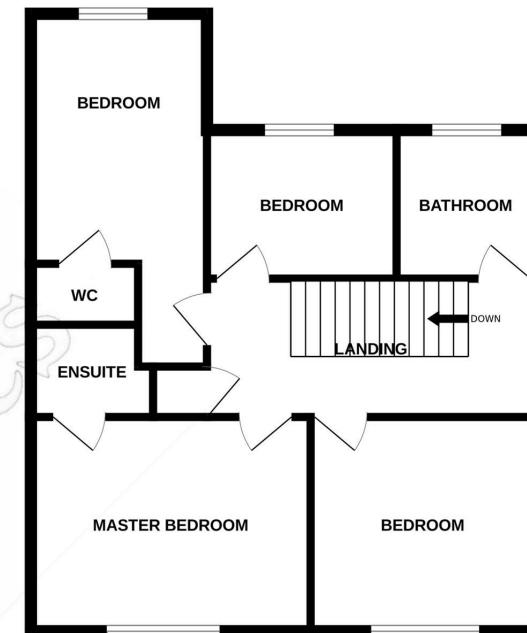


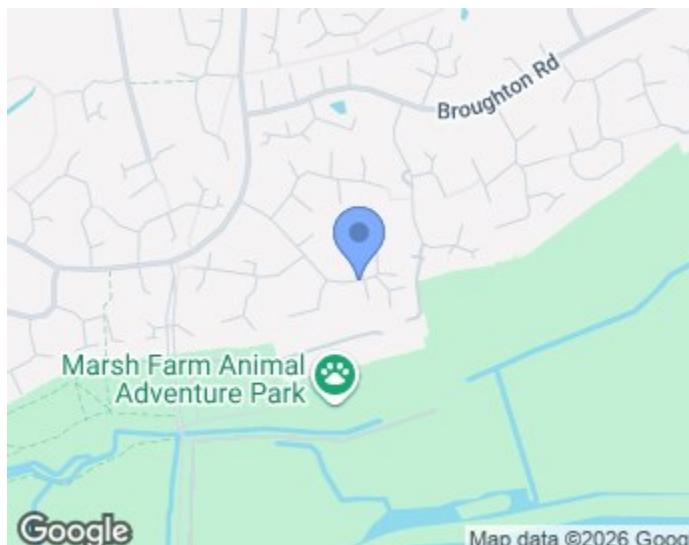
GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.
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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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



31 The Spinnaker, South Woodham Ferrers, CM3 5GL

This attractive four-bedroom detached house sits in one of the town's most sought-after roads and offers generous living space throughout. The ground floor includes a bright and airy living room, a separate dining room, an attractive fitted kitchen, a conservatory, and a cloakroom. Upstairs, the master bedroom has a modern en-suite shower room, the second bedroom has its own en-suite cloakroom, and two further double bedrooms share a refitted family bathroom. Outside, there's a double garage with electric roller doors, parking for up to four cars, and a well-kept rear garden. We highly recommend viewing this property soon to fully appreciate what it has to offer. Tenure: Freehold - Council Tax Band: E - EPC Rating: D

£575,000

Accommodation

GROUND FLOOR

Hallway

Ground Floor WC

Kitchen: 17'2 x 8'5 (5.23m x 2.57m)

Lounge: 15'8 x 13' (4.78m x 3.96m)

Dining Room: 12'5 x 8'5 (3.78m x 2.57m)

Conservatory: 11'10 x 10'5 (3.61m x 3.18m)

FIRST FLOOR

Bedroom One: 13'5 x 10'3 (4.09m x 3.12m)

Ensuite

Bedroom Two: 16'11 x 8'5 (5.16m x 2.57m)

Ensuite WC

Bedroom Three: 11' x 10'3 (3.35m x 3.12m)

Bedroom Four: 9' x 7'2 (2.74m x 2.18m)

Family Bathroom

EXTERIOR

Double Garage: 18' x 16'6 (5.49m x 5.03m)

Off Street Parking

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 spacious bedrooms
- Modern en suite in master
- Re-fitted family bathroom
- Light, airy living room
- Separate dining room
- Conservatory for relaxation
- Double garage with electric doors
- Parking for 4 vehicles
- Well-maintained rear garden
- Prime location in premium road

