

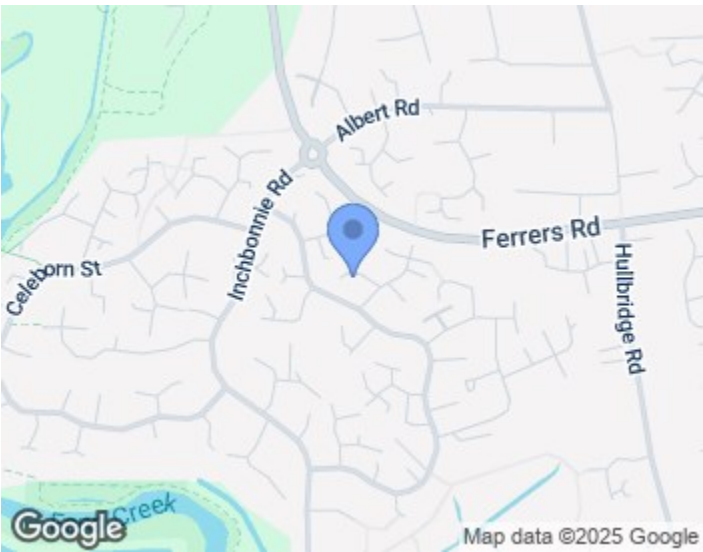
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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9 Great Smials, South Woodham Ferrers, CM3 5WN

An ideal family home situated in a pleasant mews court location. The property is very well presented both internally and externally, to the front elevation there is driveway parking leading to the attached single garage and additional parking to the flank, the rear landscaped Southerly facing rear garden has an impressive slate patio and bbq terrace, large storage shed and outside office space/man cave/summer house/bar! Internally the accommodation boasts 4 bedrooms with ensuite shower to the master bedroom, luxuriously fitted family bathroom and ground floor cloakroom all with refitted white suites, refitted kitchen with high gloss cream kitchen units, dual aspect lounge and adjoining dining room, all with gas heating and PVCu windows and doors. A must see for any discerning house purchasers viewing list. Tenure: Freehold. EPC: D. C/Tax band: D.

Price £475,000



ACCOMMODATION

FIRST FLOOR

LANDING

Textured ceiling, access to loft space via ladder with light, power and boarding, airing cupboard, doors to:

MASTER BEDROOM 11'6 x 10'2 (3.51m x 3.10m)

PVCu sealed unit double glazed window to front and side, textured and coved ceiling, radiator, built in double wardrobe, arch to

ENSUITE SHOWER

Textured ceiling, heated ladder towel rail, refitted white suite, comprising: vanity wash hand basin, walk in shower with glazed screen door, tiled to visible walls and floor.

BEDROOM 2 12<10'9 x 9'5 (3.66m<3.28m x 2.87m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator, built in double bulk head storage cupboard, dimmer switch.

BEDROOM 3 8'4 x 7'8 + wardrobes (2.54m x 2.34m + wardrobes)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted mirror fronted double wardrobe, dimmer switch.

BEDROOM 4 9'8 x 5'6 (2.95m x 1.68m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, dimmer switch, telephone point.

FAMILY BATHROOM

Obscure PVCu sealed unit double glazed window to rear, textured and coved ceiling, halogen down lights, heated ladder towel rail, refitted white suite comprising: low level wc, pedestal wash hand basin, panel bath with mixer taps and power shower over, tiled to visible walls and floor, shaver point.

GROUND FLOOR

Storm porch, composite sealed unit double glazed door to

HALL

Textured and coved ceiling, radiator, stairs rise to first floor, under stairs cupboard, telephone point, doors to:

GROUND FLOOR CLOAKS

Obscure PVCu sealed unit double glazed window to side, textured ceiling, heated ladder towel rail, refitted white suite

comprising: Low level WC and vanity wash hand basin, half tiled to visible walls and tiled to visible floor.

LOUNGE 23'2 x 10'7 (7.06m x 3.23m)

Dual aspect, PVCu sealed unit double glazed window to front, PVCu esled unit double glazed french door and side lights to garden, smooth plaster and coved ceiling, 2 radiators, feature stone fire place with raised marble hearth and display mantle over, inset cast iron multi fuel feature fire, TV point, dimmer switch.

DINING ROOM 13'9 x 9'2 (4.19m x 2.79m)

2 PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, radiator, storage cupboard.

KITCHEN 10'8 x 7'1 (3.25m x 2.16m)

PVCu sealed unit double glazed window to front, half obscure glazed PVCu door to flank, textured ceiling, radiator, refitted cream high gloss kitchen comprising: single drainer one and a half bowl stainless steel sink unit with mixer taps inset to work surface with drawers cupboards, storage space under with plumbing for washing machine and dishwasher, adjacent work surface drawers and cupboards under, inset 4 ring stainless steel gas hob, concealed extractor fan over, floor to ceiling unit houses double oven with cupboard over and drawers under, 6 wall cupboards, pelmet lights, tiled splash backs to work surfaces, tiled to visible floors.

OUTSIDE

FRONT

Slate beds with shrubs extending to flank with additional parking, driveway with parking leads to attached single garage. Side access to rear garden.

GARAGE

Up and over door, light and power, eaves storage space, wall mount gas boiler serving heating and hot water, half glazed door to rear garden.

REAR GARDEN 32 (9.75m)

Commencing with a slate patio, with dwarf wall, steps lead to bbq terrace leading to lawn, shrubs, large timber shed.

OFFICE/MAN CAVE/SUMMER HOUSE/BAR 15'8 11'1 (4.78m 3.38m)

3 PVCu sealed unit double glazed windows to front and side, PVCu sealed unit double glazed french doors, smooth plaster ceiling, power sockets and lighting circuit, laminate flooring, TV point

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.

- 4 BEDROOMS

- ENSUITE

- LOUNGE & DINING ROOM

- CREAM HIGH GLOSS KITCHEN

- SOUTHERLY FACING GARDEN

- ALL WHITE SANITARY WARE

- OFFICE/MAN CAVE/SUMMER HOUSE/BAR

- GARAGE & PARKING

- GAS HEATING & PVCu WINDOWS

- FREEHOLD. EPC D. C/TAX D.

