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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 2 Rose Cottages Maldon Road, Steeple, Essex CM0 7RT Price £395,000

Dating back to the 1750s is this much improved and extended semi-detached weatherboard cottage which now provides good sized living accommodation with the benefit of farmland views to the rear and side located in the rural village of Steeple. Accommodation on offer includes 3-bedrooms, en-suite and family bathroom to the first floor whilst the ground floor offers a lounge, dining room, study, kitchen and cloakroom. Externally to the rear the property also offers a fully sound proofed recording studio which would be ideal for any musicians, someone looking to work from home or the potential for conversion into a separate annexe (stpp) and to the front there is off road parking for 4/5 vehicles. Energy Rating TBC.





**FIRST FLOOR: LANDING:**

Velux window to front, radiator, access to roof space, airing cupboard.

**BEDROOM 1: 14'3" x 12'2" (4.34 x 3.71)**

Double glazed window to front and double glazed doors to balcony with views over open farmland, radiator, two built-in wardrobes.

**EN-SUITE:**

Velux window to side, 4-piece suite comprising Jacuzzi bath with shower attachment over, pedestal wash hand basin, fully tiled double shower cubicle, low level wc.

**BEDROOM 2: 11'9" x 11'2" (3.58 x 3.40)**

Double glazed window to front, radiator.

**BEDROOM 3: 11'9" x 8'7" (3.58 x 2.62)**

Velux window to rear, radiator, walk-in wardrobe.

**BATHROOM:**

Double glazed window to side, ladder radiator/towel rail, 3-piece suite comprising panelled bath with separate shower attachment over, pedestal wash hand basin and low level wc.

**GROUND FLOOR: ENTRANCE HALL:**

Wood and glazed door to front, radiator.

**CLOAKROOM:**

2-piece suite comprising low level wc and wash hand basin, radiator, wood effect flooring.

**LOUNGE: 28'8" x 19'3" (8.74 x 5.87)**

An attractive triple aspect room with double glazed windows to front and rear and two to side, two radiators, feature open grate fireplace, double doors to:

**DINING ROOM: 11'9" x 11'7" (3.58 x 3.53)**

Radiator, open to kitchen.

**STUDY: 12'0" x 11'1" (3.66 x 3.38)**

Double glazed window to front, radiator.

**KITCHEN: 14'5" x 10'9" x 12'7" (4.39 x 3.28 x 3.84)**

Window to side and double doors to rear. Kitchen comprising 1 1/2 bowl stainless steel sink/drainer set in roll top work surface, range of matching wall and base mounted units with drawers and cupboards, electric hob with oven below, space and plumbing for washing machine, large cupboard housing oil fired boiler fuelling hot water and central heating system, tiled splash backs,

**EXTERIOR: FRONT:**

Accessed via 5-bar gate to gravel front with parking for four/five vehicles with side access to:

**REAR GARDEN:**

Commencing with patio area with views over open farmland, timber shed, oil storage tank. The garden also contains a professional soundproof recording studio with a live room, control room and separate waiting room with toilet facilities offering annex potential (stpp).

**TENURE & COUNCIL TAX:**

This property is being sold freehold and is Tax Band C.

**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.

