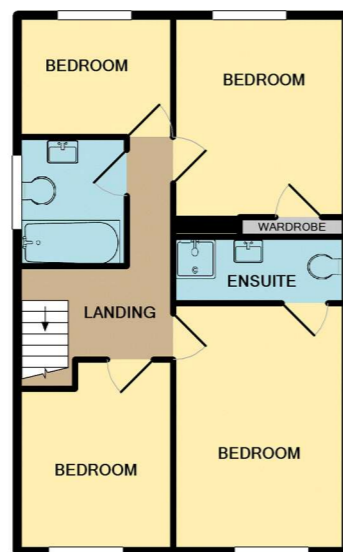


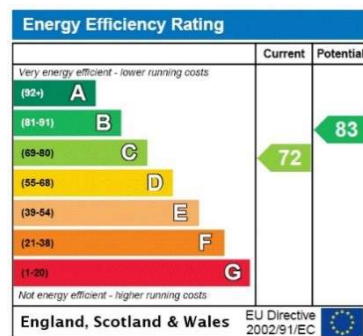
GROUND FLOOR
APPROX. FLOOR
AREA 630 SQ.FT.
(58.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 500 SQ.FT.
(46.4 SQ.M.)
BRISTOWE
TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (104.9 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Bristowe Drive, Orsett, Essex, RM16 3DB | Guide Price: £450,000 to £475,000

- Multiple parking
- 4 Bedrooms
- Conservatory
- En suite to master
- No Onward Chain
- Ground floor WC



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Guide Price: £450,000 to £475,000. No Onward Chain at this 4 bedroom detached house on the popular Beauchamp Gate development built in the late 1990's. Features; conservatory, en suite to master, own drive to garage and plenty of parking.

Entrance Hall: 15'8" max x 5'11" max (4.78m max x 1.8m max)
The entrance hall gives access to ground floor WC, kitchen/breakfast room and lounge. Stairs leading to first floor.

Ground floor WC: 6'1" x 2'9" (1.85m x 0.84m)
Double glazed window to side. WC and wash hand basin unit.

Kitchen/Breakfast Room: 13'8" x 8'5" (4.17m x 2.57m)
Kitchen/breakfast room with double glazed windows and door giving visual and access to the exterior. Array of fitted kitchen cabinets with complimentary work surfaces. Access to the dining room.

Lounge: 17'8" x 16'5" x 11'6" (5.38m x 5m x 3.5m)
Radiator. Laminate wood flooring. Spacious lounge positioned to the front with double glazed window and access to the dining room. Open plan to:

Dining Room: 12'3" x 9'3" (3.73m x 2.82m)
Radiator. The dining room is a nice feature to a family home well positioned links with lounge, kitchen/breakfast room and conservatory.

Conservatory: 11'11" max x 10'6" max (3.63m max x 3.2m max).
The conservatory is a nice feature of the home with double glazed windows and French doors.

Landing:
Landing gives access to bedrooms and bathroom.

Bedroom 1: 13'2" x 9'3" (4.01m x 2.82m)
Radiator. Spacious master bedroom positioned to the front of the home with the benefit of an en suite.

En Suite: 9'3" x 3'7" (2.82m x 1.1m).

Excellent feature to a family home with shower, wc and wash hand basin. Double glazed window to side.

Bedroom 2: 10'1" x 9'3" (3.07m x 2.82m)
Radiator. A well sized 2nd bedroom positioned to the rear with double glazed window and fitted carpet.

Bedroom 3: 8'6" x 6'6" (2.6m x 1.98m)
Third bedroom positioned to the rear with fitted carpet, radiator and double glazed window to rear.

Bedroom 4: 10'3" (3.12) max x 8'5" (2.57) max.
Built-in cupboard and double glazed window to front.

Bathroom: 6'10" x 5'7" (2.08m x 1.7m).
Double glazed window to side. Three piece bathroom suite with panelled bath, wc and wash hand basin.

Exterior:

Rear Garden:
Patio area. Remainder laid to lawn.

Front Exterior:
Good sized frontage providing off road parking and approach to garage.

Garage:
Approached via own driveway, up and over door plus personal door.

