



- ELEGANT FAMILY HOME
- IMPRESSIVE ENTRANCE HALL
- SPACIOUS DRAWING ROOM
- ORANGERY

59 Nelson Road, Rayleigh, Essex, SS6 8HQ

£1,200,000

Step inside this ELEGANT FAMILY HOME to appreciate the quality and style of this spacious property. Superbly located within the Edward Francis and Fitzwimarc School catchment areas in the highly sought after Nelson Road.



Property Description

IMPRESSIVE ENTRANCE HALL

Solid wood entrance door with glazed side panels leads to the impressive entrance hall. Tiled floor. Radiator with a cover. Spindled staircase to the first floor. Cornicing. Understairs storage cupboard.

CLOAKROOM

Superbly decorated with a 2 piece white suite comprising a low level wc and hand wash basin. Half tiled and a tiled floor. Coving. Inset ceiling spotlights. Double glazed obscure georgian style window to the side. Radiator with a cover.

DRAWING ROOM

This impressive room has double glazed georgian style french doors leading to the rear garden. Solid walnut flooring. Feature fireplace with a gas coal effect fire. Bespoke built in shelving and storage to either side of the chimney breast. Cornicing. Feature panelling to one wall. Double radiator. Antique mirror over the fireplace.

DINING ROOM

With double glazed french doors to the side. Two radiators with covers. Herringbone wood flooring. Feature built in dresser unit with storage below. Cornicing. Open plan to the :-

KITCHEN

Fitted with a range of distressed Shaker style units at eye and base level with granite work surfaces over. Large belfast sink with a mixer tap over and plate rack. Built in Mercury range cooker with an extractor cooker hood over. Integrated dishwasher. Tiled floor. Cornicing. Inset ceiling spotlights. Open plan to the orangery.

ORANGERY

This superb room off the kitchen has twin double glazed french doors leading directly to the rear garden. Four double glazed sash windows. Reclaimed french oak flooring. Built in dresser unit.

UTILITY ROOM

Well fitted with a range of units at base level with marble effect work surfaces. Built in storage cupboard housing the gas fired central heating boiler. Double glazed georgian sash window to the side. Space and plumbing for a washing machine and tumble dryer. Tiled floor. Coving. Inset ceiling spotlights. Space for a fridge freezer.





SECOND RECEPTION ROOM

Double glazed georgian style window to the front with plantation shutters. Radiator with a cover. Built in bookshelves with storage beneath. Wood effect flooring. Cornicing, Panelling

GROUND FLOOR STUDY

Double glazed georgian style sash window to the front aspect. Cornicing. Wood effect flooring. Radiator with a cover. Cupboard housing the electric meters.

LANDING

This spacious landing has an antique style mirror to one wall. Airing cupboard housing the hot water cylinder. Cornicing.

MASTER BEDROOM

This good size master bedroom has a double glazed georgian style sash window to the front with plantation shutters. Cornicing. Two wall light points. Feature archway leads to the:-

DRESSING ROOM

This well fitted dressing room has a range of both mirrored wardrobe and Hammonds built in wardrobes offering excellent storage. Radiator with a cover. Double glazed georgian style window to the front with plantation shutters. Karndean wood effect flooring.

EN SUITE

This very spacious en suite has a low level wc. Twin hand wash basins with mixer taps over. A free standing bath with ceramic feet. Large corner shower with an enclosure. Two wall light points. Fully tiled to all visible walls. Double glazed obscure georgian style window to the side. Heated towel rail. Inset ceiling spotlights. Karndean flooring.

BEDROOM TWO

Double glazed georgian style sash window to the front with plantation shutters. Radiator with a cover. Bespoke built in wardrobe and storage/dresser unit. Wood effect flooring. Cornicing. Inset ceiling spotlights.

BEDROOM THREE

Double glazed georgian style window to the rear with plantation shutters. Radiator with a cover. Bespoke built in wardrobes. Cornicing. Wood effect flooring, inset ceiling spotlights.

BEDROOM FOUR

Double glazed georgian style window to the rear with plantation shutters. Radiator with a cover. Built in Hammonds wardrobes. Cornicing. Wood effect flooring. Access to the loft.



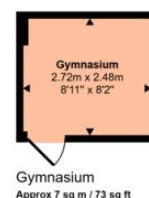
Approx Gross Internal Area
222 sq m / 2394 sq ft



Ground Floor
Approx 119 sq m / 1283 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 97 sq m / 1039 sq ft



Gymnasium
Approx 7 sq m / 73 sq ft

FAMILY BATHROOM

Another superb room with a 4 piece suite comprising a double ended bath with a mixer tap and shower attachment. Low level wc with a concealed cistern. Large walk in shower. Vanity hand wash basin with a mixer tap and cupboards and drawer under. Karndean flooring. Inset ceiling spotlights. Inset ceiling spotlights. Cornicing. Double glazed georgian style window to the rear. Fully tiled to all visible walls. Display shelf. Radiator.

GYMNASIUM

Access via the rear of the property with a double glazed door leading to the rear garden. Wood effect flooring. Radiator with a cover.

STORAGE

The front part of the original garage has been converted to provide a useful storage area accessed via twin wooden garage doors.

REAR GARDEN

This magnificent and beautifully presented rear garden BAC KS OPEN FIELDS and is laid to lawn with a stunning Bespoke Oak Gazebo with heaters and lighting, ideal for entertaining at any time of day. A feature balustrade of safety glass. London paving slabs. Water feature. Feature rope and spindled fence to the rear. Free standing BBQ. Side access to the front.

GENERAL

Tenure Freehold
Rochford District Council
Council Tax Band G

NB We understand there has been an outline planning application submitted to develop the land at the rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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