



10 Rowan Close, Rayleigh, Essex, SS6 9GQ

Four Bedroom Detached Home | **Guide Price:** £625,000 to £650,000 | Tel: 01702 207720

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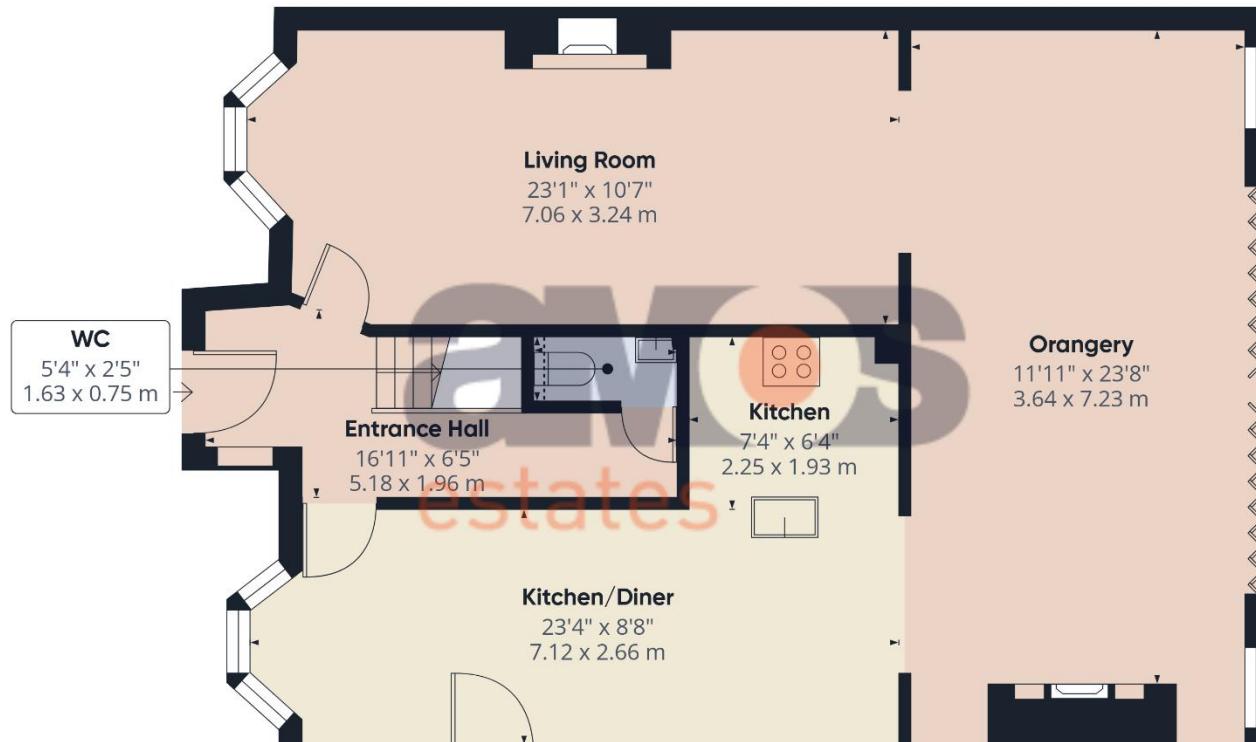


This attractive and well-presented **four-bedroom** detached home offers modern family living in a convenient location. The welcoming entrance hall leads to a stylish, modern fitted kitchen, featuring ample workspace, contemporary units, and space for a family dining table, perfect for everyday living. The kitchen flows seamlessly into the bright and spacious orangery, which provides access to the rear garden. From here, you can also access the comfortable living room, ideal for relaxing with family and friends. The ground floor is completed by a useful utility room and a convenient downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Outside, the rear garden is a nice size, well maintained, and ideal for outdoor dining or play. To the front, there is off-street parking and access to the garage.

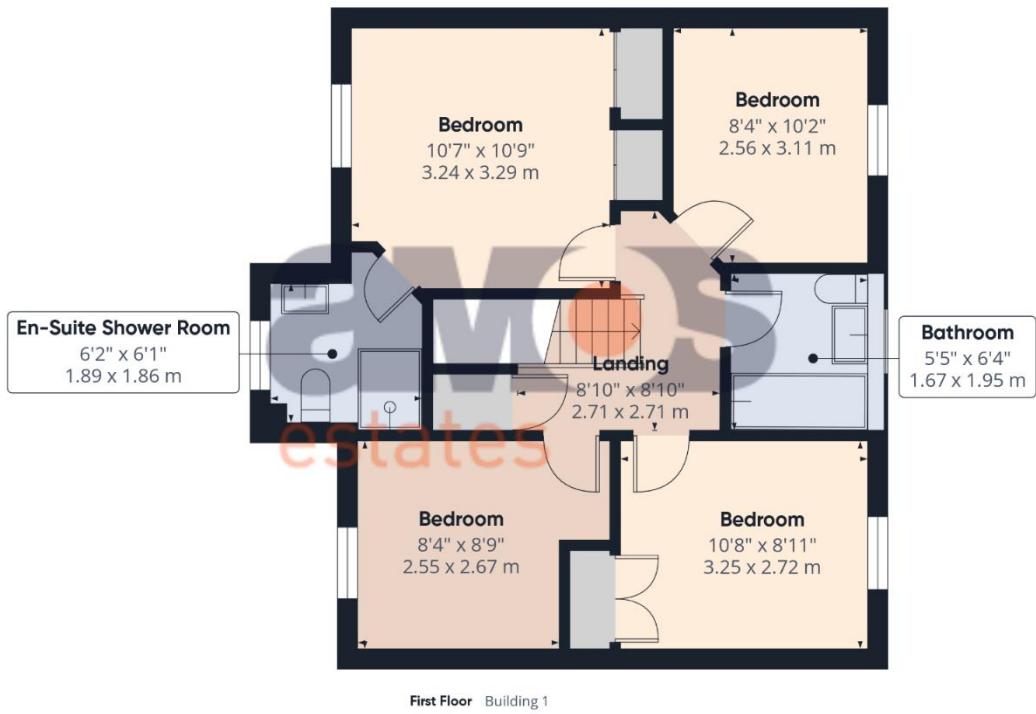
Location-wise, the property is close to local shops, Rayleigh train station with direct links to London Liverpool Street, and Rayleigh High Street shops and eateries. Nearby schools include St Nicholas Church of England Primary School and The Sweyne Park School.

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## Highlights

- / Beautifully presented four-bedroom detached family home
- / Stylish modern fitted kitchen with island, integrated appliances, and space for family dining
- / Bright and spacious orangery with bi-fold doors opening to the rear garden
- / Comfortable living room with bay window and feature fireplace
- / Utility room and ground floor cloakroom for added convenience
- / Main bedroom with en-suite shower room and fitted wardrobes
- / Three further well-proportioned bedrooms and a modern family bathroom
- / Well-maintained rear garden with patio, artificial lawn, and decking area
- / Off-street parking and garage
- / EPC Rating: Pending
- / Council Tax Band: E
- / 360' Virtual Tour



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### Entrance Hall /

16'11 x 6'5

Plastered and coved ceiling, wood effect floor covering, storage cupboard, staircase to first floor accommodation with fitted carpet and wood balustrade, understairs storage cupboard, radiator, power points, doors leading off:

### Ground Floor Cloakroom /

5'4 x 2'5

Two-piece suite comprising vanity unit with sink top and mixer tap, low level w/c, plastered ceiling, tiled flooring, part tiled walls, radiator, extractor fan.

### Kitchen/Diner /

23'4 x 8'8 plus 7'4 x 6'4

Fitted at both eye and base level in a range of modern units with working surface over, integrated double oven and integrated electric hob with extractor fan above, integrated microwave, integrated fridge/freezer and dishwasher, feature 'island' with seating for two stools and 1.5 stainless steel sink and mixer tap, space for dining table, double glazed bay window to front aspect, double glazed door providing side access, smooth plastered ceiling with integrated spotlights, tiled flooring, two radiators, power points, open access to:

### Orangery /

23'8 x 11'11

Double glazed windows to rear aspect and double glazed bi-fold doors to rear garden, double glazed roof lantern, wood effect floor covering, under floor heating, feature fireplace, power points, open access to:

### Living Room /

23'1 x 10'7

Double glazed bay window to front aspect, plastered and coved ceiling, wood effect floor covering, radiator, power points.





## Galleried Landing /

8'10 x 8'10

Plastered ceiling, fitted carpet, wood balustrade, loft access, storage cupboard, power points, doors leading off:

## Bedroom One /

10'9 x 10'7

Double glazed window to front aspect, plastered and coved ceiling, wood effect floor covering, fitted wall lights, built in wardrobes, radiator, power points, door to:

## En-Suite Shower Room /

6'2 x 6'1

Three piece suite comprising of shower cubicle with fitted shower unit, wall mounted vanity unit with sink top and mixer tap, low level w/c, double glazed window to front aspect, plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail.

## Bedroom Two /

10'8 x 8'11

Double glazed window to rear aspect, plastered and coved ceiling, built in wardrobes, wood effect floor covering, radiator, power points.

## Bedroom Three /

10'2 x 8'4

Double glazed window to rear aspect, plastered and coved ceiling, fitted carpet, radiator, power points.

## Bedroom Four /

8'9 x 8'4

Double glazed window to front aspect, plastered ceiling, wood effect floor covering, built in sliding door wardrobes, radiator, power points.





## Bathroom /

6'4 x 5'5

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, wall mounted vanity unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail.

## Rear Garden /

Sun patio to immediate rear of property followed by artificial lawn area, sun decking to rear of property, secure fence boundaries, mature planting, access to utility room and garage.

## Utility Room /

7'9 x 6'11

Fitted at both eye and base level in a range of white units with wood roll working surface over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, smooth plastered ceiling with integrated spotlights, wood effect floor covering, part tiled walls, wall mounted vertical radiator, power points, door to garage.

## Garage /

9'4 x 8'6

Up and over door, power and light fitted.

## Front Garden /

Block paved driveway providing parking for vehicles, access to garage.

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

## The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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