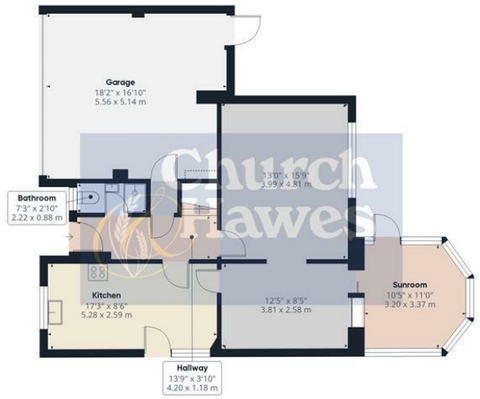


Floor 0



Floor 1

Approximate total area(1)

1570 ft²

145.9 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

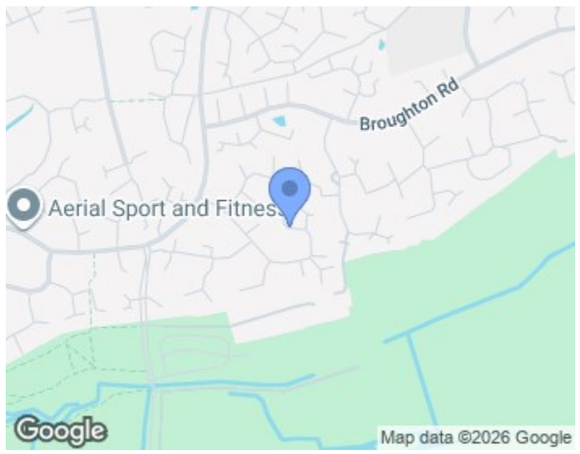
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



62 The Spinnaker, South Woodham Ferrers, Essex CM3 5GL

Offered for sale with no onward chain. Fully detached four bedroom Bovis home set within the highly sought after "Leighton Park" development situated conveniently close to Marsh farm country park and the town center. This particular home features a ground floor shower room W.C, fitted kitchen, lounge with adjacent dining room plus PVCu double glazed conservatory, the main bedroom benefits from having a modern en suite shower room, the second bedroom a walk in dressing room, and a further family bathroom, externally the westerly facing rear garden is a good size extending to the flanks with potential for an extension (stp), driveway parking a two car garage. Freehold. Council tax band E. EPC rating C.

Price £550,000

Church Hawes Countryside
COVERING MID ESSEX TO THE EAST COAST SINCE 1977
The Property Ombudsman

GROUND FLOOR
Hardwood entrance door to: -

HALL
Coved ceiling, radiator, door to small inner hall with door accessing the garage, stairs rise to first floor, doors to: -

CLOAK ROOM/SHOWER ROOM
Obscure PVCu sealed unit double glazed window to front, smooth ceiling, radiator, modern suite comprising low level w.c., wash hand basin and Quadrant shower unit with glazed screen door.

KITCHEN/BREAKFAST ROOM 17'3" x 8'5" (5.26m x 2.57m)
PVCu sealed unit double glazed windows to front and side, PVCu half obscure sealed unit double glazed door to side, textured ceiling, radiator, wall mounted gas central heating boiler serving domestic hot water and central heating. Refitted kitchen comprising single drainer double bowl stainless steel sink unit with mixer tap inset to work surface with drawers and cupboards under, adjacent work surface with drawers and cupboards and storage space under with plumbing for washing machine and dishwasher, further work surface with drawers and cupboards under, inset four ring ceramic hob with extractor fan over, floor to ceiling unit housing double oven with cupboards over and under, wall cupboards, tiled splashbacks to work surface, door to dining room.

LOUNGE 15'9" x 13' (4.80m x 3.96m)
PVCu sealed unit double glazed window to rear, radiator, feature fireplace with inset gas fire and display mantel over, TV point, double doors to: -

DINING ROOM 12'5" x 8'5" (3.78m x 2.57m)
PVCu sealed unit double glazed sliding patio doors to conservatory, smooth and coved ceiling, radiator.

CONSERVATORY 11' x 10'6" (3.35m x 3.20m)
PVCu sealed unit double glazed to all aspects, pinnacle roof, door to garden, power and TV point, laminate floor.

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window to side, textured ceiling, access to loft space via ladder with boarding and light, airing cupboard, doors to: -

BEDROOM ONE 13'5" x 10'3" (4.09m x 3.12m)
PVCu sealed unit double glazed window to rear, radiator, sliding door to: -

EN-SUITE
Obscure PVCu sealed unit double glazed window to side, radiator, white suite comprising low level w.c., wash hand basin, walk-in shower with glazed screen door, laminate floor, vertical radiator.

BEDROOM TWO 11' x 10'3" (3.35m x 3.12m)
PVCu sealed unit double glaze window to rear, radiator.

BEDROOM THREE 12'9" x 8'5" (3.89m x 2.57m)
PVCu sealed unit double glazed window to front, radiator, walk-in wardrobe.

BEDROOM FOUR 8'10" x 7'2" (2.69m x 2.18m)
PVCu sealed unit double glazed window to front, radiator.

BATHROOM
Obscure PVCu sealed unit double glazed widow to front, textured ceiling, radiator, three quarter tiled walls, Karndean flooring, white suite comprising low level w.c., pedestal wash hand basin, panel enclosed bath with power shower over and glazed shower screen, shaver and light unit.

EXTERIOR

FRONT
Block paved double driveway to garage, side access to rear garden, outside tap, remainder laid to lawn.

GARAGE
Two up and over electric doors, light and power, personal door to rear and door to hallway.

REAR GARDEN
Westerly aspect, paved patio leading to lawn extending to flanks with large flank patio area, potential to extend subject to planning permission.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.

- FOUR BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- GROUND FLOOR CLOAKS/SHOWER ROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM WITH ADJOINING CONSERVATORY
- DRIVEWAY PARKING WITH TWO CAR GARAGE
- REAR GARDEN EXTENDING TO FLANK WITH POTENTIAL TO EXTEND STPP
- FREEHOLD - COUNCIL TAX BAND: E - EPC RATING: C
- NO ONWARD CHAIN








COVERING MID ESSEX TO THE EAST COAST SINCE 1977