01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
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Sutton Court Drive, Rochford, SS4 1HZ
Offers In Excess Of £425,000

Horizon Estate Agents are delighted to present this bright and generously proportioned four-bedroom detached chalet, offering versatile accommodation that is perfectly suited to dual living.
The ground floor features an impressive 26'2" x 10'1" dining hall, a spacious double bedroom, a modern family bathroom, a large lounge, a conservatory, a well-appointed fitted kitchen, and a separate utility room. The first floor offers three further well-proportioned double bedrooms, complemented by a modern shower room.
Externally, the property benefits from off-street parking, a detached garage offering additional parking or excellent potential for conversion (subject to planning permission), and well presented low-maintenance front and rear gardens.
Ideally situated within easy reach of local schools, shops, transport links, and Southend Airport An internal viewing is highly recommended to fully appreciate the spacious and adaptable accommodation on offer.

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Porch
Obscured UPVC double glazed entry door, radiator, tiled flooring, textured ceiling, further obscured French Doors leading to:

Dining Hall
26'2 x 10'1 (7.98m x 3.07m)
UPVC double glazed French Doors to rear garden, stairs to first floor, open kitchen hatch, 2x radiator, power points, carpeted, textured ceiling.

Lounge
22'6 (into bay) x 13'3 (6.86m (into bay) x 4.04m)
UPVC double glazed bay window to front aspect, 2x radiators, electric feature fireplace, power points, carpeted, coved textured ceiling, UPVC double glazed French Doors leading to:

Conservatory
13'3 x 12'7 (4.04m x 3.84m)
Obscured UPVC double glazed windows to rear and side aspects, UPVC double glazed French Doors leading to rear garden, radiator, power points, tiled flooring.

Bedroom
15'10 x 11'4 (4.83m x 3.45m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Inner Lobby
Radiator, power points, carpeted, textured ceiling.

Bathroom
Four piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, bidet, obscured UPVC double glazed windows to side aspect, radiator, tiled walls, wood effect flooring, textured ceiling.

Kitchen
13'11 x 10'7 (4.24m x 3.23m)
Range of eye and base level units with work surfaces over, composite sink drainer unit with hose mixer tap, space for gas cooker, extractor hood, space for fridge freezer, space and plumbing for dish washer, UPVC double glazed window to rear aspect, radiator, power points, tiled flooring textured ceiling.

Utility Room
13'11 x 4'9 (4.24m x 1.45m)
Space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to side aspect, obscured UPVC double glazed door to side aspect, stainless steel sink drainer unit, power points, tiled flooring, textured ceiling.

First Floor Landing
Loft hatch, airing cupboard, velux window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bedroom
15'4 x 13'4 (4.67m x 4.06m)
Obscured UPVC double glazed window to side aspect, radiator, power points, carpeted, textured ceiling.

Bedroom
12'6 x 10'2 (3.81m x 3.10m)
Double glazed velux window to side aspect, radiator, power points, carpeted, textured ceiling.

Bedroom
12'4 x 10'2 (3.76m x 3.10m)
Double glazed velux window to side aspect, eaves storage cupboard, radiator, power points, carpeted, textured ceiling.

Shower Room
Three piece suite comprising of a walk-in shower unit with rainfall shower over, vanity wash hand basin, low level W.C, velux double glazed window to front aspect, tiled flooring, textured ceiling.

Rear Garden
Fully paved, small artificial lawn area, flower bed, double gates leading to off-street parking space, side access to the front of the property, access to:

Detached Garage
25'3 x 8'9 (7.70m x 2.67m)
Up and over door, power points.

Front of Property
Flower beds with trees and shrubs. Gated entrance.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Tax Band: B

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, 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 insurance products that you decide to take.



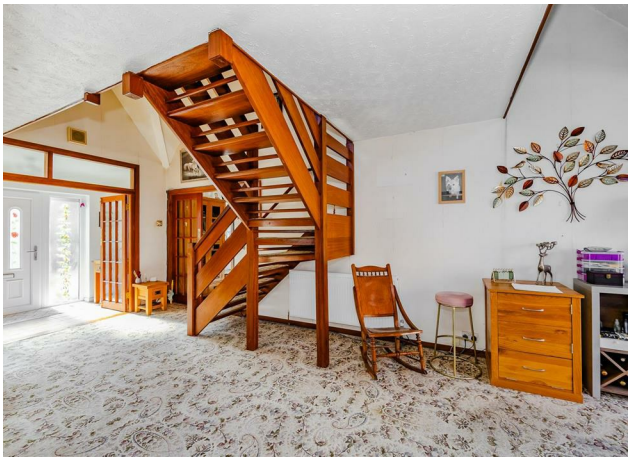














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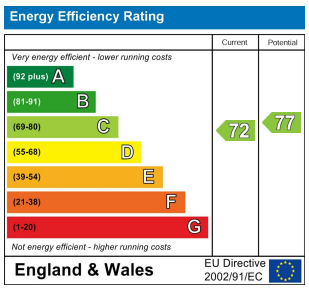
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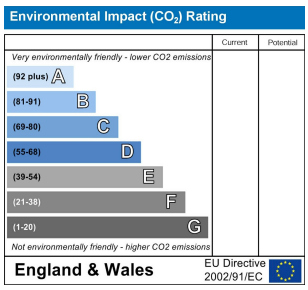
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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