

SCOTT &
STAPLETON

COMMON ROAD
Great Wakering, SS3 0DA
£249,500





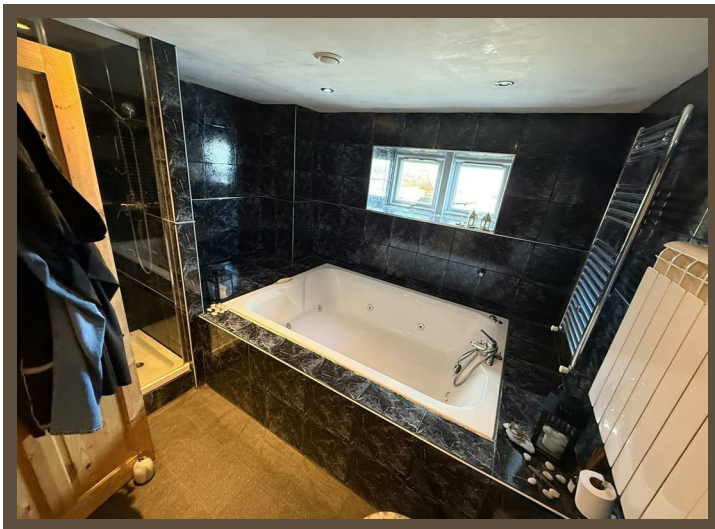
COMMON ROAD

£249,500

GREAT WAKERING, SS3 0DA

Scott and Stapleton are excited to present an extraordinary chance to own "Katrina," a spacious and character-rich residential barge that redefines riverside living! This exceptional vessel, stretching over 30 meters, offers a rare blend of nautical charm and modern family comfort.

Originally built in 1959 and beautifully converted in 1995, "Katrina" boasts a robust steel structure and impressive dimensions with approximately 98ft in length and an expansive 24ft beam. With accommodations spread over two thoughtfully designed decks, this barge is perfect for entertaining and family life alike. Enjoy five generous bedrooms, three stylish bathrooms, a well-appointed kitchen with an adjoining utility room, a welcoming dining room, and a spectacular lounge/cinema room with direct access



Kitchen

5 x 3.7 (16'4" x 12'1")

Large windows to rear & side elevations together with patio doors opening onto aft deck providing an abundance of natural light. Range of contemporary base & eye level units with generous worktop space & ample storage cabinetry. Space for breakfast table, ceiling lighting, access to adjoining utility room, upper hallway & aft staircase leading to lower deck. Contemporary fittings & appliances throughout, all presented in very good condition.

Utility Room

Range of base level units with additional work surface area. Undercounter spaces for washing machine & dishwasher, space for large fridge/freezer, ceiling lighting.

Guest WC

Low level WC, wash hand basin, space for coats & footwear storage, ceiling lighting.

Dining Room

4.75 x 3 (15'7" x 9'10")

Two large windows providing natural light. Ample space for substantial dining table, sideboards & additional furniture, ceiling lighting.

Living Room/Cinema Room

5.8 x 5 (19'0" x 16'4")

Patio doors opening onto front deck together with four windows providing excellent natural light. Spacious reception room with ample space for large seating arrangements & additional furniture. Feature seating area positioned to enjoy views through patio doors. Forward staircase leading to lower deck, ceiling lighting.

Bedroom 5

4.7 x 2.45 (15'5" x 8'0")

Window to side elevation. Space for double bed or twin single beds, ceiling lighting. Currently utilised for storage, suitable for use as guest bedroom, home office or hobby room.

Bedroom 4

5.3 x 3.3 (17'4" x 10'9")

Window to side elevation providing natural light. Space for double bed or twin single beds together with wardrobes, drawers & occasional furniture, ceiling lighting.

Bathroom 3

2.3 x 1.8 (7'6" x 5'10")

Low level WC, wash hand basin & large shower enclosure. Underfloor heating, ceiling lighting.

Bedroom 3

5.3 x 3 (17'4" x 9'10")

Window to side elevation providing natural light. Generous double bedroom with space for king size bed & additional furniture. Carpet flooring, ceiling lighting. Currently utilised as a media/games room.

Bathroom 2

3.3 x 2.1 (10'9" x 6'10")

Low level WC, wash hand basin & panelled bath with shower over. Ceiling lighting.

Bedroom 2

5.3 x 3.9 (17'4" x 12'9")

Window to side elevation providing natural light. Spacious double bedroom with ample space for king size bed & additional furniture. Currently utilised as a study, ceiling lighting.

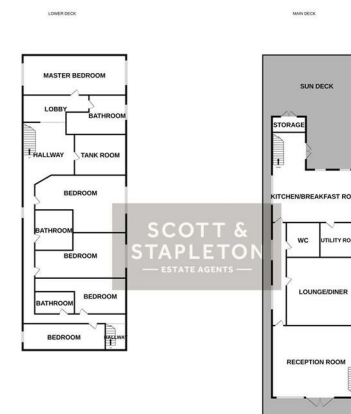
Master Suite

9.6 x 7.1 (31'5" x 23'3")

Spacious principal bedroom with adjoining dressing room. Ample space for bedroom furniture, carpet flooring, ceiling lighting. Access to substantial ensuite bathroom comprising large bath, wash hand basin & low level WC.

Ensuite

3.6 x 3.5 (11'9" x 11'5")



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC