



54b Green Lane, South Woodham Ferrers, CM3 5JQ O.I.R.O £435,000

A fantastic opportunity to acquire this individual architecturally designed bespoke chalet house presented to a high decorative standard, situated in a pleasant location just a short walk from the local shops, rail station, school and town centre. The versatile accommodation boasts 4/3 bedrooms depending on your requirements with 2 bedrooms on the first floor, shower room and 2/1 on the ground floor one with ensuite, large open plan lounge and kitchen fitted designer kitchen with utility room to compliment, externally there is parking for 2/3 cars and an attached large single garage, the rear garden benefits from a westerly secluded unoverlooked aspect. All with gas heating via a 'Combi' boiler and PVCu windows and doors. Tenure: Freehold. Council Tax Band: E. EPC: TBA.



FIRST FLOOR

LANDING

Coved cornice to smooth plaster ceiling, LED lights, access to loft space, doors to:

SHOWER ROOM

Smooth plaster ceiling, LED lights, white low level w.c., chrome heated ladder towel rail, white suite comprising, vanity wash hand basin, walk-in shower with glazed screens and doors, tiled to visible walls, Karndean floor, shaver point, extractor fan.

BEDROOM 16'4" x 11'5" (4.98m x 3.48m)

PVCu sealed unit double glazed windows to rear, two velux sealed unit double glazed windows to sides, coved cornice to smooth plaster ceiling, radiator, walk-in wardrobe and fitted wardrobes to one wall, chest of drawers, eaves storage space access concealed within wardrobes.

BEDROOM 14'4" x 11'-8'2" (4.37m x 3.35m-2.49m)

Lead light PVCu sealed unit double glazed window to front and two velux sealed unit double glazed windows to sides, coved cornice to smooth plaster ceiling, radiator, fitted wardrobes to one wall, access to eaves storage space, airing cupboard and electric heater.

GROUND FLOOR

Half obscure glazed composite sealed unit double glazed entrance door to: -

HALL

Obscure glazed PVCu lead light window to front, coved cornice to smooth plaster ceiling, radiator, telephone point, Karndean floor, stairs rise to first floor, understairs storage cupboard, doors to:

CLOAKROOM

Coved cornice to smooth plaster ceiling, LED lights, extractor fan, chrome heated ladder towel rail, white suite comprising, low level w.c., vanity wash hand basin, tiled to visible walls and Karndean floor.

DINING ROOM/BEDROOM 12'6" x 10'7" (3.81m x 3.23m)

PVCu sealed unit double glazed lead light window to front, coved cornice to smooth plaster ceiling, radiator, Karndean floor, TV and telephone points.

BEDROOM 10'8" x 10'5" (3.25m x 3.18m)

PVCu sealed unit double glazed lead light window to front, coved cornice to smooth plaster ceiling, radiator, built-in wardrobe, TV point.

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, coved cornice to smooth plaster ceiling, LED lights, extractor fan, heated chrome ladder towel rail, white suite comprising, low level w.c., vanity wash hand basin, P-shape bath with mixer tap and shower over with curved glazed shower screen, tiled to visible walls, Karndean floor.

OPEN PLAN LOUNGE/KITCHEN 27'5" x 17'6" x 9'10" (8.36m x 3.00m)

Two PVCu sealed unit double glazed windows to rear and PVCu sealed unit double glazed French doors to garden, coved cornice to smooth plaster ceiling, LED lights, two radiators, Karndean floor, TV point, kitchen comprising white high gloss and dark timber contrasting designer units, Corian white work surfaces with underslung matching sink bowl, drawers and cupboards, integrated dishwasher and bin drawer and reverse solid wood breakfast bar, work surface with inset five ring gas hob and matching splashback, stainless steel and glass extractor fan over, pan drawers under, inset work surface scales, floor to ceiling triple unit with slide out can racks, double oven, drawers and cupboard over and under, integrated fridge freezer, two wall cupboards, matching work surface upstands, kickspace heater, LED kick space and pelmet lights, door to: -

UTILITY ROOM 5'10" x 5'3" (1.78m x 1.60m)

Coved cornice to smooth plaster ceiling, extractor fan, Corian work surface with stainless steel underslung sink unit and mixer tap, cupboard and storage space under, plumbing for a washing machine, floor to ceiling unit housing combi boiler serving hot water and heating, two wall cupboards, matching work surface upstands.

EXTERIOR

GARAGE 16' x 9' (4.88m x 2.74m)

Up and over door with light and power, plastered walls and ceiling, PVCu sealed unit double glazed window to rear and half PVCu sealed unit double glazed door to garden.

FRONT

Block paved driveway and parking for two/three cars, dual side access, white PVCu picket fence.

REAR 50' x 25' (15.24m x 7.62m)

Westerly facing secluded garden, commencing with patio to lawn with neat flower and shrub borders, shed, outside power, light and tap.

AGENTS NOTE

Agents Note & Money Laundering & Referrals

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

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.

