

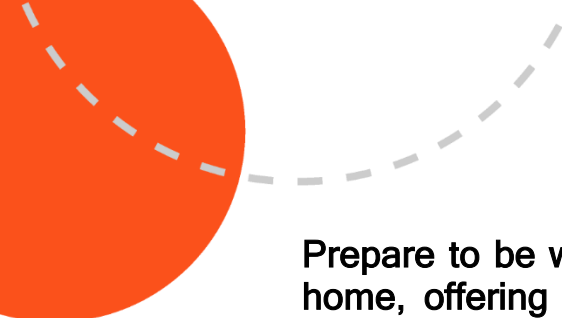


**13 Alice Gardens, Rochford, Essex, SS4 1YD**

Five Bedroom Detached Home / Price: OIEO £800,000 / Tel: 01702 207720





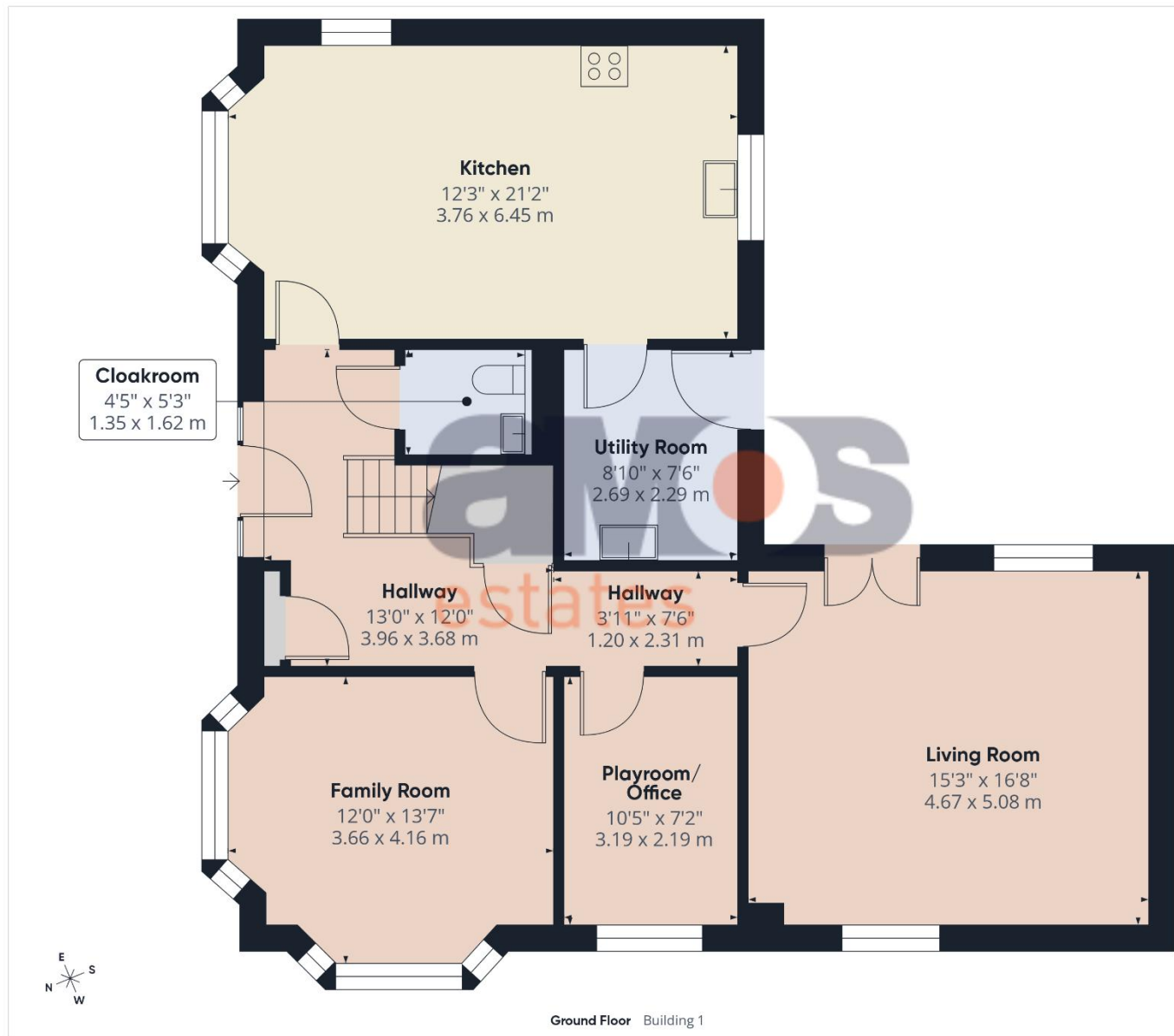


Prepare to be wowed by this stunning **five-bedroom** detached family home, offering generous and versatile living space throughout and enjoying beautiful open field views to the front. Upon entering the property, you are welcomed by a spacious entrance hall with doors leading to the principal living areas. The ground floor features a modern fitted kitchen/dining room complete with integrated appliances and a stylish central island, creating the perfect space for both everyday living and entertaining. From the kitchen, there is access to a useful utility room which in turn provides access to the rear garden. To the front of the property is a cosy snug/lounge, while to the rear is a further large living room boasting two bay windows and doors opening out to the garden, allowing for an abundance of natural light. A separate office/playroom offers excellent flexibility, and a ground floor cloakroom completes the accommodation on this level. Upstairs, the property offers five well-proportioned bedrooms. Two of the bedrooms benefit from modern en-suite shower rooms, while a contemporary family bathroom serves the remaining bedrooms. Externally, the rear garden is a good size, neatly maintained and ideal for outdoor entertaining. The garden also provides access to a games room with a built-in bar area, perfect for social occasions. To the front, the property benefits from off-street parking, a detached garage, and attractive views across open fields.

Location wise the property is set amongst homes of a similarly high quality on the Elizabeth Gardens development which is close to Rochford Hundred Golf Club, Clements Hall Sports Centre and easy distance of shops and train station with fast access to London. We have produced a **360' virtual tour** so you can see inside straight away but anticipate significant interest so would suggest an early viewing appointment.

Find us on

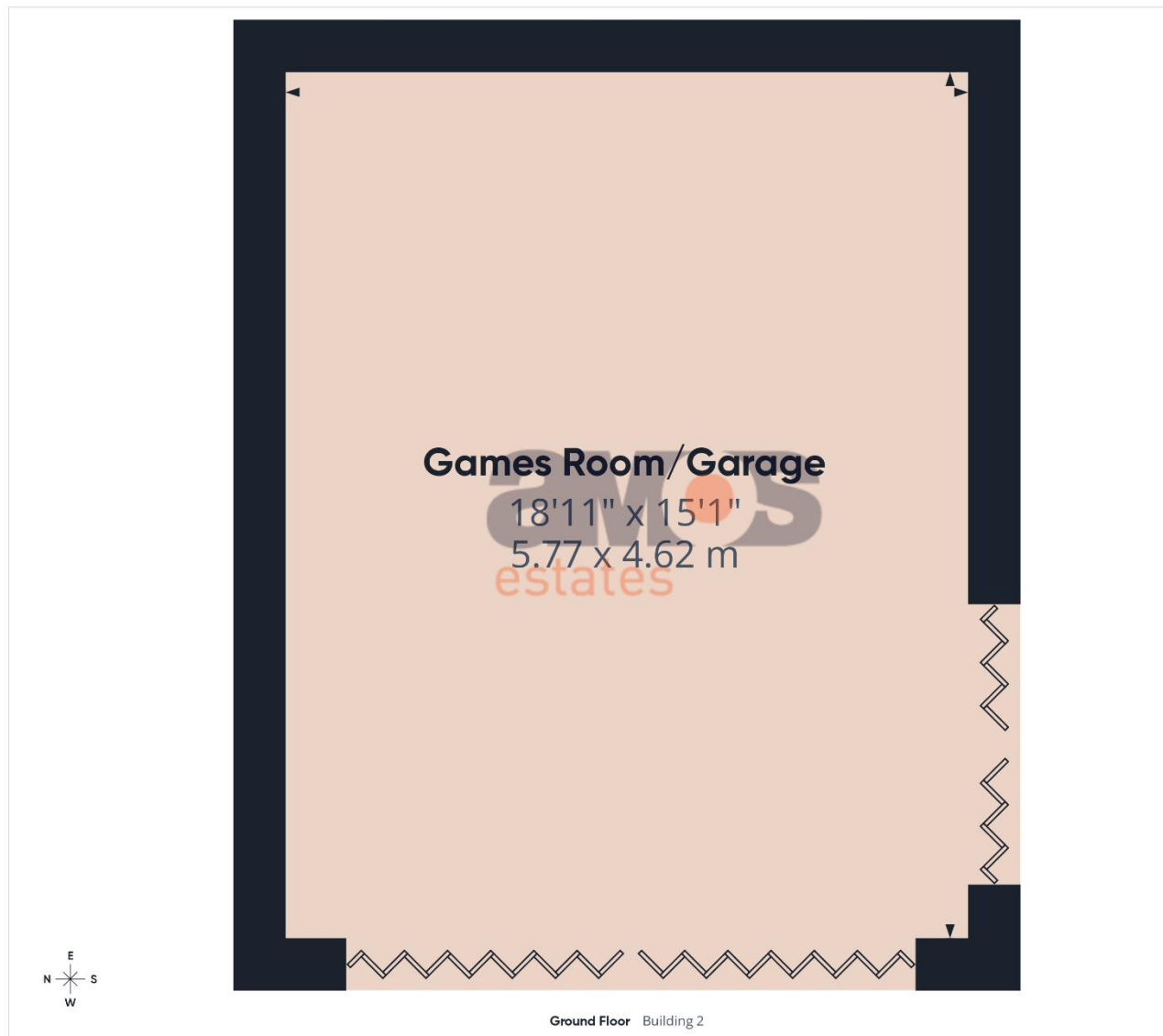




**A space to  
call home.**



First Floor Building 1





## Property Information

- / Stunning five-bedroom detached family home
- / Spacious kitchen/dining room with feature island
- / Separate utility room with access to the rear garden
- / Three reception areas including living room, snug and playroom/office
- / Two bedrooms with stylish en-suite shower rooms
- / Contemporary family bathroom & Ground floor cloakroom
- / Well-maintained rear garden & detached games room with built-in bar area
- / Off-street parking and detached garage
- / Close to shops, station and fast links to London
- / Beautiful open field views to the front
- / Council Tax Band: G
- / 1881 Sq. Ft in Size
- / 360' Virtual Tour Available

Double glazed composite door to:

### **Entrance Hall /**

**13'0 x 12'0 plus 7'6 x 3'11**

Double glazed strip windows to front aspect, smooth plastered ceiling, tiled flooring, staircase to first floor living space with fitted carpet and wood balustrade, understairs storage cupboard and further storage cupboard, radiator, power points, doors leading off:

### **Ground Floor Cloakroom /**

**5'3 x 4'5**

Two piece suite comprising of low level w/c with dual flush and wall mounted sink with mixer tap, smooth plastered ceiling, tiled flooring and part tiled walls, radiator.

### **Kitchen/Diner /**

**21'2 x 12'3**

Fitted at both eye and base level in a range of modern white units with working surface over, integrated appliances to include oven, grill, microwave and an electric hob with extractor fan above, 1.5 sink unit with mixer tap and drainer, integrated dishwasher, space for American style fridge/freezer, feature 'island' with built in cupboards and seating for three stalls, double glazed bay window to front aspect and further double glazed windows to rear and side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, space for dining table, two radiators, power points, door leading to:

### **Utility Room /**

**8'10 x 7'6**

Fitted at both eye and base level in a range of white units with granite working surface over, space for washing machine and tumble dryer, sink unit with mixer tap and drainer, double glazed door providing access to rear garden, smooth plastered ceiling, tiled flooring and part tiled walls, chrome heated towel rail, power points.











### **Snug /**

**13'7 x 12'0**

Double glazed bay windows to front and side aspect, smooth plastered ceiling, tiled flooring, radiator, power points.

### **Playroom/Office /**

**10'5 x 7'2**

Double glazed window to side aspect, smooth plastered ceiling, tiled flooring, radiator, power points.

### **Living Room /**

**16'8 x 15'3**

Double glazed windows to side and rear aspect, double glazed patio doors to rear garden, smooth plastered ceiling, fitted carpet, two radiators, power points.

### **Galleried Landing /**

**14'1 x 12'2**

Double glazed window to front aspect, wood balustrade, loft access, smooth plastered ceiling, fitted carpet, storage cupboard, radiator, power points, doors leading off:

### **Bedroom One /**

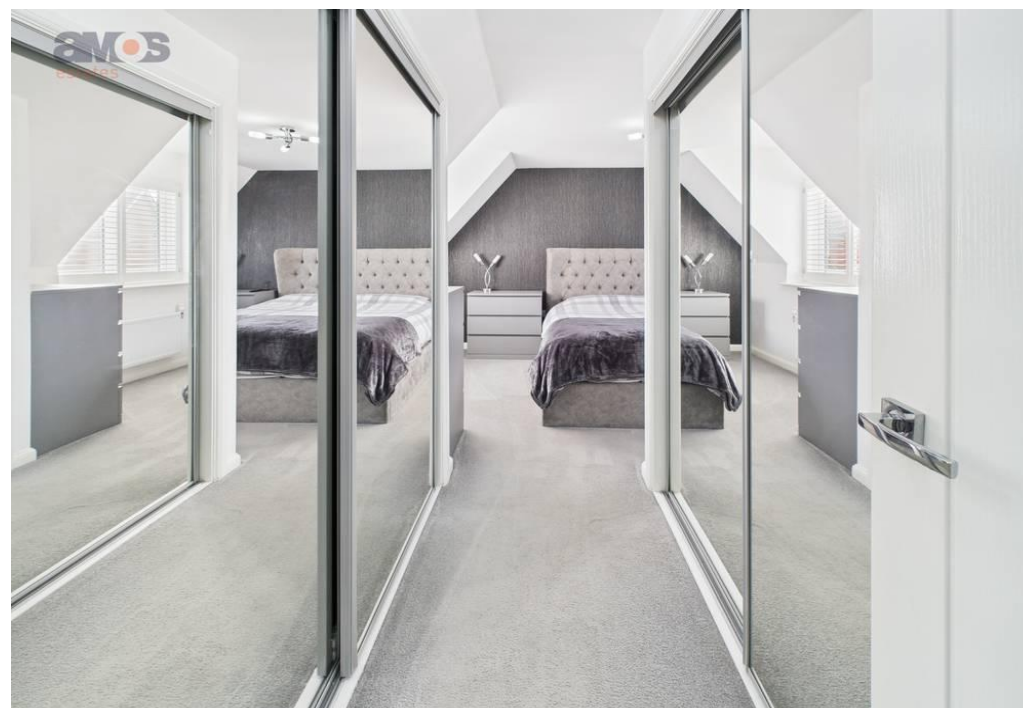
**15'4 x 9'3 plus 7'7 x 3'2**

Double glazed windows to side and rear aspect, smooth plastered ceiling, fitted carpet, built in sliding mirrored wardrobes as you enter the bedroom, two radiators, power points, door to:

### **En-Suite Shower Room /**

**7'4 x 5'7**

Stylish three piece suite comprising of shower cubicle with fitted shower unit, unit with sink top and mixer tap, low level w/c with dual flush, double glazed window to side aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail, extractor fan.







## Bedroom Two /

11'7 x 10'7 plus 5'10 x 3'5

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, radiator, power points, door leading to:

## En-Suite Shower Room /

6'8 x 4'5

Three piece suite comprising of shower cubicle with fitted shower unit, built in unit with sink top mixer tap and low level w/c with dual flush, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and tiled walls, extractor fan, chrome heated towel rail.

## Bedroom Three /

13'2 x 8'8

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

## Bedroom Four /

10'2 x 9'0

Double glazed window to side aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

## Bedroom Five/Office /

9'3 x 9'0

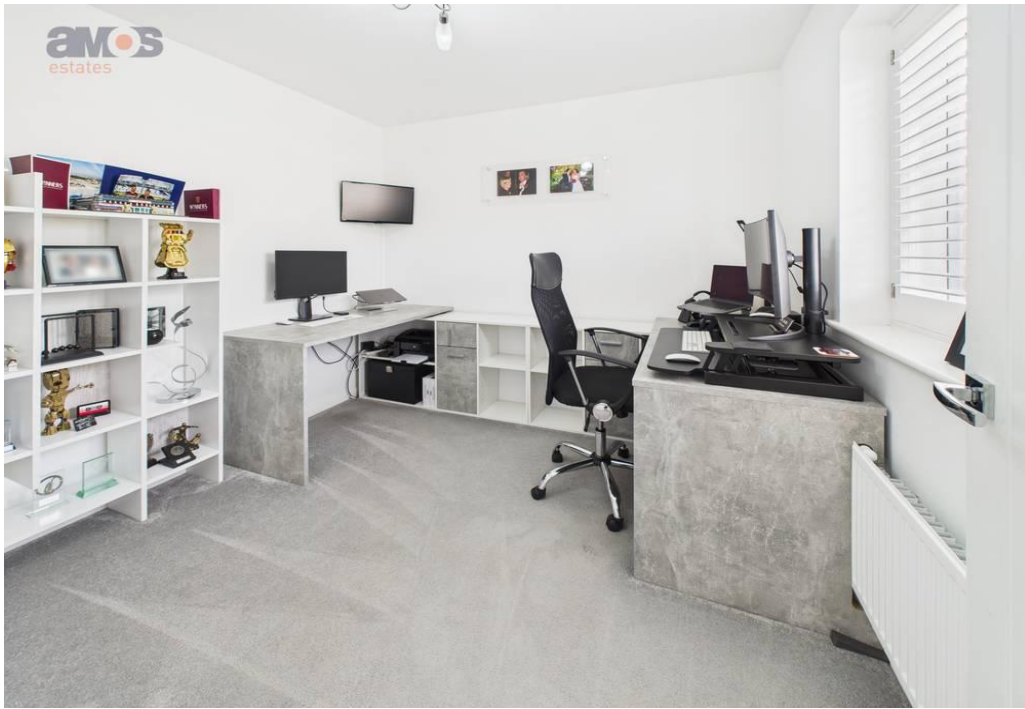
Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

## Family Bathroom /

7'4 x 5'8

Three piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, built in unit with sink top and mixer tap, low level w/c with dual flush, double glazed window to side 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 and side of property followed with artificial lawn area, sun decking to rear side of property, secure fence boundaries, water tap, side gate providing access to front garden, access to games room:

## Games Room/

18'11 x 15'1

Double glazed bi-fold doors to side and front aspect of games room, smooth plastered ceiling with integrated spotlights, wood effect floor covering, built in bar area, underfloor heating, electric radiator, power points.

## Front Garden /

Block paved driveway to side of property providing parking for vehicles, access to detached garage with up and over door, artificial lawn areas to front of property and paved walk way to entrance door, solar panels to rear of property.

## EPC Rating /

Current: A

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

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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