



WHEATFIELDS ROCHFORD, SS4 2BT

** DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS WITH WONDERFUL VIEWS TO THE REAR OVER OPEN FIELDS - PICTURESQUE SEMI RURAL TYPE LOCATION - GUIDE PRICE £500,000-£525,000 **

**GUIDE PRICE £500,000
FREEHOLD**

RP&C.
RICKY, PLANT  CHEN-PORTER

WHEATFIELDS

- Superb semi rural type location - Backing onto open fields with wonderful views
- Executive detached house with four double bedrooms
- Guest w.c
- Lounge with French doors onto the dining room
- Luxury kitchen/breakfast room opening onto the playroom
- Stunning en suite to principal bedroom
- Double glazed windows & gas central heating via combination boiler
- Private garden with stunning views to the rear
- Parking for two cars
- easy access to Rochford Town Centre and station (approx 1.5 mile drive)



RP&C Estate Agents are delighted to present this executive four-bedroom detached residence, enviably positioned within a quiet cul-de-sac in the semi-rural enclave of Stambridge, Rochford. Enjoying a delightful backdrop of open fields to the rear, this impressive family home offers a wonderful balance of countryside tranquillity and modern convenience. The property is welcomed by an inviting entrance hallway leading to a guest cloakroom and a generously proportioned living room, where French doors open seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. The heart of the home is undoubtedly the luxury fitted kitchen, which flows effortlessly into a bright breakfast area and continues in a spacious U-shaped layout into a versatile playroom (formerly the garage), offering flexible accommodation to suit a growing family.

To the first floor, there are four well-appointed double bedrooms, including a superb principal bedroom with a beautifully finished luxury ensuite, in addition to a stylish family bathroom. Externally, the private rear garden provides a peaceful retreat with far-reaching views across open fields, while off-street parking for two vehicles and the remaining garage storage space add practicality. Further benefits include double glazing and gas central heating throughout. A truly exceptional home in a sought-after semi-rural setting, early viewing is highly recommended.

Entrance Porch

Entrance Hallway

Guest w.c

Kitchen/Breakfast/Playroom

A wonderful space which hosts a modern fitted kitchen. A combination boiler is located in the kitchen. There is a breakfast bar area and utility space opening onto the playroom. A great space ideal for entertaining.

Lounge

Dining Room

11'2 x 9'4

First Floor Landing

Loft access.

Dual Aspect Bedroom One

There is a mirror fitted large capacity wardrobe with sliding doors.

Luxury En Suite Shower Room

Bedroom Two

Stunning views over open fields.

Bedroom Three

Large capacity storage cupboard.

Bedroom Four

Stunning views over open fields.

Family Bathroom

Rear Garden

Side access. The garden has a feature hardstanding patio with the remainder being laid to lawn.

Impressive views over open fields.

Front

An independent driveway provides parking for two cars. The remainder of the garage provides further storage.

WHEATFIELDS





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ADDITIONAL INFORMATION

Local Authority – Rochford

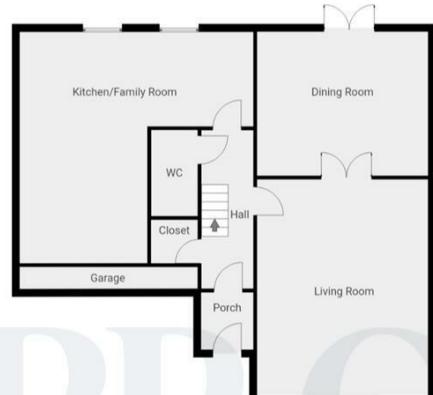
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1389.00 sq ft

Tenure – Freehold





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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