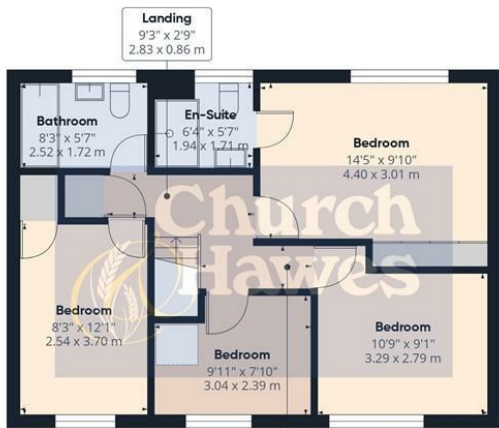




Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1228 ft<sup>2</sup>  
114.1 m<sup>2</sup>  
  
Reduced headroom  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

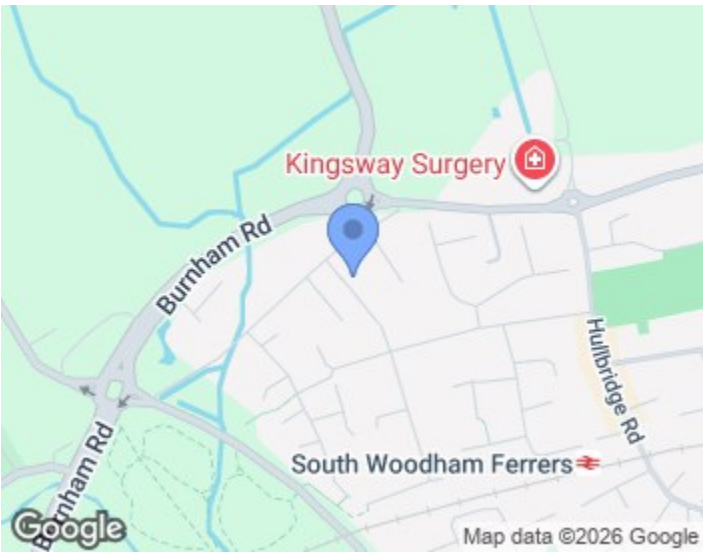
GIRAFFE360



## 4 Elm Road, South Woodham Ferrers, CM3 5QE

We are delighted to present this truly exceptional four bedroom detached house. The owners have lovingly upgraded this beautiful home with a blend of modern and classic finishes throughout. No attention to detail has been missed. From the stunning bay fronted lounge with wood burner and a cosy cottage vibe, to the contemporary stylish kitchen with a stunning range of Smeg appliances to be included and the welcoming dining room which opens to the garden creating a delightful flow throughout. Other essentials to the ground floor for any family is the utility room, providing ample storage and the family "must have" of a ground floor WC. Four generous bedrooms provide flexible accommodation to the first floor with the master suite boasting fitted wardrobes and a beautiful en-suite shower room, while three additional bedrooms offer versatility for growing families or professional needs. The stunning three piece bathroom compliments this beautiful home making it truly ready to move into. NO ONWARD CHAIN. Viewing is something we wholeheartedly recommend. Tenure: Freehold - EPC Rating: C - Council Band: E

Price £475,000



ACCOMMODATION

Entrance Hallway: 14'4" x 5'9" (4.37m x 1.75m)

The entrance hallway is welcoming and bright, with clean white walls and soft grey carpeting underfoot. The staircase ascends elegantly to the first floor, and the hallway provides access to the living room, kitchen,

Cloakroom: 4'3" x 2'4" (1.3m x 0.71m)

Which features a modern suite in white with a small basin and WC, perfect for guests.

Lounge: 14'6" x 14'4">11'6 (4.42m x 4.37m>3.51m)

The lounge is a bright, spacious area featuring a large bay window that fills the space with natural light. It is fitted with warm wooden flooring and a modern stove set within a hearth, flanked by built-in shelving and cupboards. This room flows invitingly into the dining area through an open doorway, where French doors open out onto the rear garden, bringing in additional light and providing easy access for outdoor dining.

Dining Room: 11'2" x 9'0" (3.40m x 2.74m)

This dining room continues the light, airy feel with wooden flooring and neutral tones. French doors provide a delightful view and direct access to the rear garden, making it a perfect space for meals and socialising. The room is well-sized to comfortably accommodate a dining table and chairs.

Kitchen: 9'3" x 9'0" (2.82m x 2.74m)

The kitchen is a stylish and functional space, fitted with white cabinetry and striking red accents including a Smeg fridge freezer and dishwasher. Dark worktops complement the vibrant splashbacks, and a large window above the sink provides pleasant garden views. The kitchen also features a large gas range cooker and ample storage with overhead cupboards. It leads through to a practical utility room that houses a washer and dryer concealed behind fitted cupboards.

Utility Room: 9'0" max 6'5" (2.74m max 1.96m)

The utility room offers practical space for laundry appliances and additional storage, with plenty of fitted cupboards and a door leading directly outside to the rear garden. The neutral flooring extends from the kitchen, creating a cohesive look and easy maintenance area.

FIRST FLOOR

Master Bedroom: 14'1" x 10'1" (4.29m x 3.07m)

Benefitting from underfloor heating. The master bedroom is a spacious and tranquil room with a large window flooding the space with natural light. It benefits from built-in wardrobes with mirrored sliding doors providing excellent storage while maximising light and space.

En-Suite Shower Room: 6'2" x 5'5" (1.88m x 1.65m)

Benefitting from underfloor heating. The en-suite shower room is fitted with a modern white suite, including a walk-in shower, basin, and WC, all finished with neutral tiling and flooring.

Bedroom Two: 12'1" x 8'2" (3.68m x 2.49m)

Bedroom Two is a well-proportioned double room with a sizeable window that brings in plenty of daylight. The room offers ample space for bedroom furniture and is decorated in a calm, neutral palette with soft flooring.

Bedroom Three: 10'8" x 9'1" (3.25m x 2.77m)

Bedroom Three is a comfortable mid-sized room, perfect as a single or child’s bedroom. It has a window overlooking the side, neutral décor, and soft carpet underfoot, creating a restful atmosphere.

Bedroom Four: 9'9" x 7'8" ( 2.97m x 2.34m)

Bedroom Four offers a cosy space with a large window that lets in natural light. The room is neutrally decorated with carpeted flooring and is versatile for use as a guest room, nursery, or office.

Family Bathroom: 8'8" x 5'5" (2.64m x 1.65m )

Benefitting from underfloor heating. The family bathroom is fitted with a modern white suite, comprising a bath with shower above, a basin set into a vanity unit, and a WC. Neutral floor and wall tiles give the room a clean, fresh feel, complemented by a frosted window providing privacy while allowing natural light.

EXTERIOR

Enclosed Rear Garden

The rear garden is a lovely size, mainly laid to lawn and enclosed by timber fencing providing privacy and security. There is a decked area directly outside the dining room, ideal for outdoor seating and alfresco dining. The garden is perfect for children to play or for gardening enthusiasts, with a shed to the rear and mature hedging along one boundary.

Integral Garage

Double Driveway

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.

- Spacious Entrance Hallway with Guest WC
- Large, Light & Airy Bay Fronted Lounge
- Separate Dining Room Ideal for Entertaining
- Modern Kitchen with Smeg Appliances
- Convenient Utility Room for Additional Storage
- Four Generous Bedrooms
- Master Suite with Fitted Wardrobes & En-Suite & Underfloor Heating
- Beautiful, Modern Family Bathroom with Underfloor Heating
- NO ONWARD CHAIN.
- Tenure: Freehold - EPC Rating: C - Council Band: E

