

**HS HAIR & SON**



## Sutton Road , Rochford SS4 1LQ

- INDOOR SWIMMING POOL
- FOUR DOUBLE BEDROOMS
- TOTALLY PRIVATE AND SECLUDED
  - UPVC CONSERVATORY
- THIRD ACRE RURAL GARDENS
  - DOUBLE GARAGE
  - LARGE RECEPTION ROOMS
  - SOLAR PANELS FITTED

Guide Price £775,000 Freehold





## Location

### AGENTS NOTES

Nestling in a tucked away semi rural location yet so easy to reach Thorpe Bay, Rochford and surrounding areas. The property is set in approximately a third of an acre grounds very private and quiet with well tended gardens to both the front and rear.

The main residence comprises of four bedrooms one with a modern corner shower. All the bedrooms are generous in size and in addition there is a family bathroom.

The ground floor is well laid out with a fantastic main living room and large separate dining room as well as the uPVC conservatory reached from the dining room.

The covered indoor pool area is attached to the side with a pool measuring 20' x12' with direct access to the garden.

### HALLWAY

12'9" x 11'0"

Inviting hallway with stairs leading to the four first floor bedrooms. Access to the ground floor cloakroom. Doors leading of to the lounge and kitchen



## LIVING ROOM

19'6" x 16'6"

Really great size square room with dual aspect windows to the front and side.

Central fireplace and connecting door to the dining room.

## DINING ROOM

15'2" x 14'10"

Ample room for a large family entertaining table. Double doors opening out to the uPVC conservatory and a further door opening out to the covered swimming pool room.

## CLOAKROOM

## KITCHEN

17'2" x 12'0"

A little old fashioned but has everything you need. Window to the rear aspect and connecting door to a small utility room.

## UTILITY ROOM

7'2" x 5'2"

Fitted sink, window to the rear double doors opening onto the large double garage.

## CONSERVATORY

14'4" x 14'0"

uPVC construction and a very good size with double doors opening onto the garden.

## INDOOR SWIMMING POOL

28'4" x 21'0"

What a bonus an undercover swimming pool with pump room measuring 20' x 12' with cover. Rear door opening to the garden.

## DOUBLE GARAGE

20'6" x 16'9"

Power and light.

## LANDING

13'0" x 10'7"

Doors leading off to two of the bedrooms and family bathroom with a further door opening to the inner landing.

## INNER LANDING

Access to the large boarded loft room with pull down ladder. Perfect possibly for a number of uses with a window to the rear and access to the eaves.

## BATHROOM

## BEDROOM

16'2" x 9'8"

## BEDROOM

10'10" x 9'4"

## BEDROOM WITH CORNER SHOWER

15'0" x 14'9"

## BERDOOM

15'4" x 9'4"

## GARDENS

We are advised the garden extends to approximately a third of an acre very well tended and lawned both front and rear with a large raised fish pond to the front and sheds and outbuildings to the rear.

Quiet secluded and extremely private surrounded by a rural landscape.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Rochford District Council**  
Council Tax Band **G**  
EPC Rating **E**



Total area: approx. 283.5 sq. metres (3052.1 sq. feet)

### Sales Office

190 London Road, Southend-On-Sea,  
Essex, SS1 1PJ

### Contact

01702 34 11 77

<https://hairandson.co.uk/>

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

