



## Marshalls, Rochford

Guide Price £375,000



- A well presented and fantastic size three bedroom semi-detached family home
- Sought after clu-de-sac location
- Lovely size lounge
- Large kitchen/diner
- Conservatory
- Ground floor wc
- Modern shower room
- Three good size bedrooms
- Low maintenance rear garden
- Driveway parking with carport and a garage



**GUIDE PRICE £375,000 - £400,000**

Nestled in the charming area of Marshalls, Rochford, this semi-detached house presents an exceptional opportunity for families seeking a spacious and well-appointed home. Boasting three generously sized bedrooms, this property is designed to accommodate the needs of modern family living.

Upon entering, you are greeted by an inviting entrance hallway that leads to a lovely lounge, perfect for relaxation and entertaining. The well-appointed kitchen/diner is a highlight of the home, providing ample space for family meals and gatherings. Additionally, the conservatory offers a delightful space to enjoy the garden views throughout the seasons, while a convenient ground floor WC adds to the practicality of the layout.

The first floor features three great-sized bedrooms, ensuring that everyone has their own comfortable retreat. The modern shower room is tastefully designed, providing a refreshing space for daily routines.

Outside, the property boasts a low maintenance rear garden, ideal for outdoor activities and family gatherings. The driveway parking, complete with a car port and a garage, offers secure and convenient parking options.

This well-presented family home is not only spacious but also conveniently located, making it an ideal choice for those looking to settle in a friendly community. With excellent living space throughout, this property is sure to impress. Don't miss the chance to make this wonderful house your new home.

Enter the property via door to side aspect.

Access is given to ground floor cloakroom/WC. Stairs lead to first floor accommodation.

Lounge 15'10 x 13'7 Bay double glazed window to front. Feature fireplace. Coved ceiling.

Kitchen/diner 15'10 x 13'7 French double glazed doors open onto conservatory. Double glazed window. Range of wall and base mounted units with matching storage drawers, glass fronted display cabinets with under unit lighting, corner shelving and built in wine rack. Ample work surfaces housing sink drainer. Space for appliances including space for Range style cooker. Tiled flooring

Conservatory 14'7 x 8'6 French double glazed doors to garden. Double glazed windows.

Personal door to garage. Wooden style flooring.

First floor landing is home to three bedrooms and family shower room. Storage cupboard.

Bedroom one 15'11 x 11'8 double glazed window to front. Fitted wardrobes.

Bedroom two 10'9 x 8'11 double glazed window to rear.

Bedroom three 10'9 x 7'9 double glazed window to rear.

Shower room comprises, larger than average shower, wash hand basin and WC. Tiling to walls. Tiled flooring.

Obscure double glazed window.

Externally the property has a low maintenance rear garden. Predominately shingled with stepping stones.

Garage 17'1 x 8'3 electric door fronting.

Driveway parking.



**THE SMALL PRINT:**

Council Tax Band: C  
Local Authority: Rochford

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



