

CURTIS O'BOYLE

Sales & Lettings

Lapwing Drive, Heybridge

CM9 4TJ





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Offered with no onward chain a detached family home situated in a cul-de-sac within the popular Saltings Estate. Accommodation includes four bedrooms, ensuite and family bathroom to the first floor. Lounge, fitted kitchen/diner, large versatile study, utility room and cloakroom to the ground floor. Block paved driveway, rear garden with large shed.

ENTRANCE HALL Obscure double glazed entrance door and sidelight, wood effect laminated flooring, textured and coved ceiling, stairs to first floor, door to lounge.

LOUNGE 13' 11" x 12' 8" (4.24m x 3.86m) plus bay. Double glazed bay window to front aspect, two radiators, textured and coved ceiling, door to kitchen/diner.

KITCHEN/DINER 16' 1" x 10' 10" (4.9m x 3.3m) Double glazed sliding patio doors to rear garden, double glazed window to rear aspect, textured and coved ceiling, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into worktops, five ring electric hob with stainless steel hood and splashback, Bosch electric double oven, understairs cupboard, door to utility room.

UTILITY ROOM 7' 10" x 6' 5" (2.39m x 1.96m) plus recess. Double glazed French doors to rear garden, coved to smooth ceiling, fitted wall units, space and plumbing for dishwasher and washing machine, space for tumble dryer.

WC 4' 6" x 4' 2" (1.37m x 1.27m) Obscure double glazed window to side aspect, heated towel rail, close coupled WC, wash hand basin.

STUDY 15' 6" x 7' 5" (4.72m x 2.26m) Double glazed window to front aspect, radiator, textured and coved ceiling.

FIRST FLOOR LANDING Textured and coved ceiling, loft access, built in cupboard, airing cupboard.

BEDROOM ONE 13' x 9' 4" (3.96m x 2.84m) plus recess. Two double glazed windows to front aspect, radiator, textured and coved ceiling, built in wardrobes, ceiling fan, sliding door to ensuite.

ENSUITE 6' 1" x 3' 11" (1.85m x 1.19m) Obscure double glazed window to side aspect, radiator, coved to smooth ceiling, extractor fan, corner shower cubicle, wash hand basin, close coupled WC, tiled splashbacks.

BEDROOM TWO 11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to front aspect, radiator, textured and coved ceiling, ceiling fan, built in wardrobe, wood effect laminated flooring.

BEDROOM THREE 9' x 9' (2.74m x 2.74m) Double glazed window to rear aspect, radiator, textured and coved ceiling, ceiling fan.

BEDROOM FOUR 9' x 6' 11" (2.74m x 2.11m) Double glazed window to rear aspect, radiator, textured and coved ceiling, ceiling fan, wood effect laminated flooring

BATHROOM 7' 9" x 6' 5" (2.36m x 1.96m) Obscure double glazed window to rear aspect, radiator, coved to smooth ceiling, extractor fan, corner shower cubicle, panelled bath with mixer tap, pedestal wash hand basin, close coupled WC, tiled splashbacks.

REAR GARDEN Paved patio area, remainder mostly laid to lawn, panelled fencing, timber shed, side access.

FRONT GARDEN Block paved driveway, area laid to lawn.













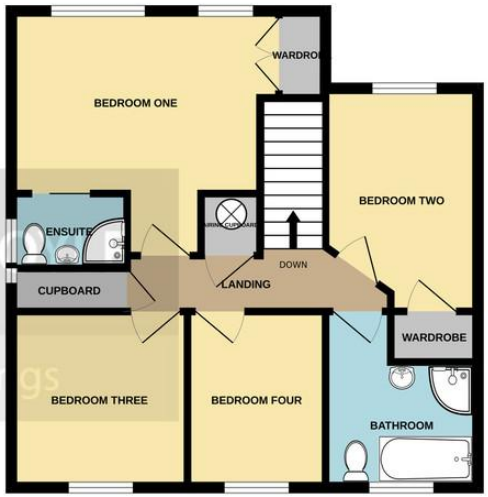


To view this property call Curtis O' Boyle Estate Agents on 01621 855558

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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