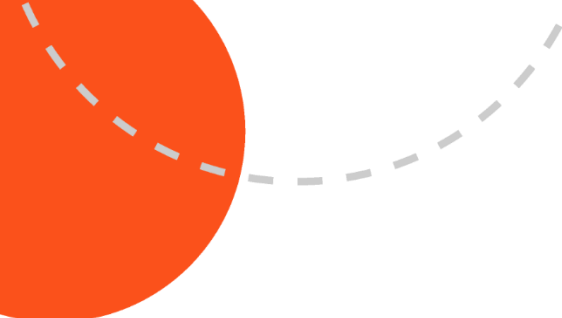




69 Elizabeth Gardens, Rochford, Essex, SS4 1FS

Four Bedroom Detached Home / Price: £625,000 - £650,000 / Tel: 01702 207720





This outstanding **four-bedroom** detached family home offers stylish and modern living throughout. From the welcoming entrance hall, doors open to a spacious living room, a perfect space for both relaxing and entertaining, with ample room for a dining table. The living room provides open access to the beautifully designed modern kitchen. Both the living room and the kitchen offer direct access to the rear garden, allowing a seamless flow between indoor and outdoor living. The kitchen is finished to a high standard with contemporary fittings, and from here you'll also find access to a useful utility room. To complete the ground floor, there is a modern cloakroom and a versatile home office, ideal for remote working or study. Upstairs, there are four bedrooms. Two of the bedrooms benefit from their own en-suite shower rooms, while a sleek three-piece family bathroom serves the remaining two bedrooms. Outside, the rear garden is attractively landscaped and easy to maintain, featuring a sun patio area perfect for outdoor dining and relaxation, with steps leading to an artificial lawn. The property also benefits from access to a garage and driveway parking. Combining space, style, and practicality, this property is the ideal modern family home ready to move straight into.

Location wise the property is set amongst homes of a similarly high quality on the Elizabeth Gardens development which is close to Rochford Hundred Golf Club, Clements Hall Sports Centre and easy distance of shops and train station with fast access to London. We have produced **a 360' virtual tour** so you can see inside straight away but anticipate significant interest so would suggest an early viewing appointment.

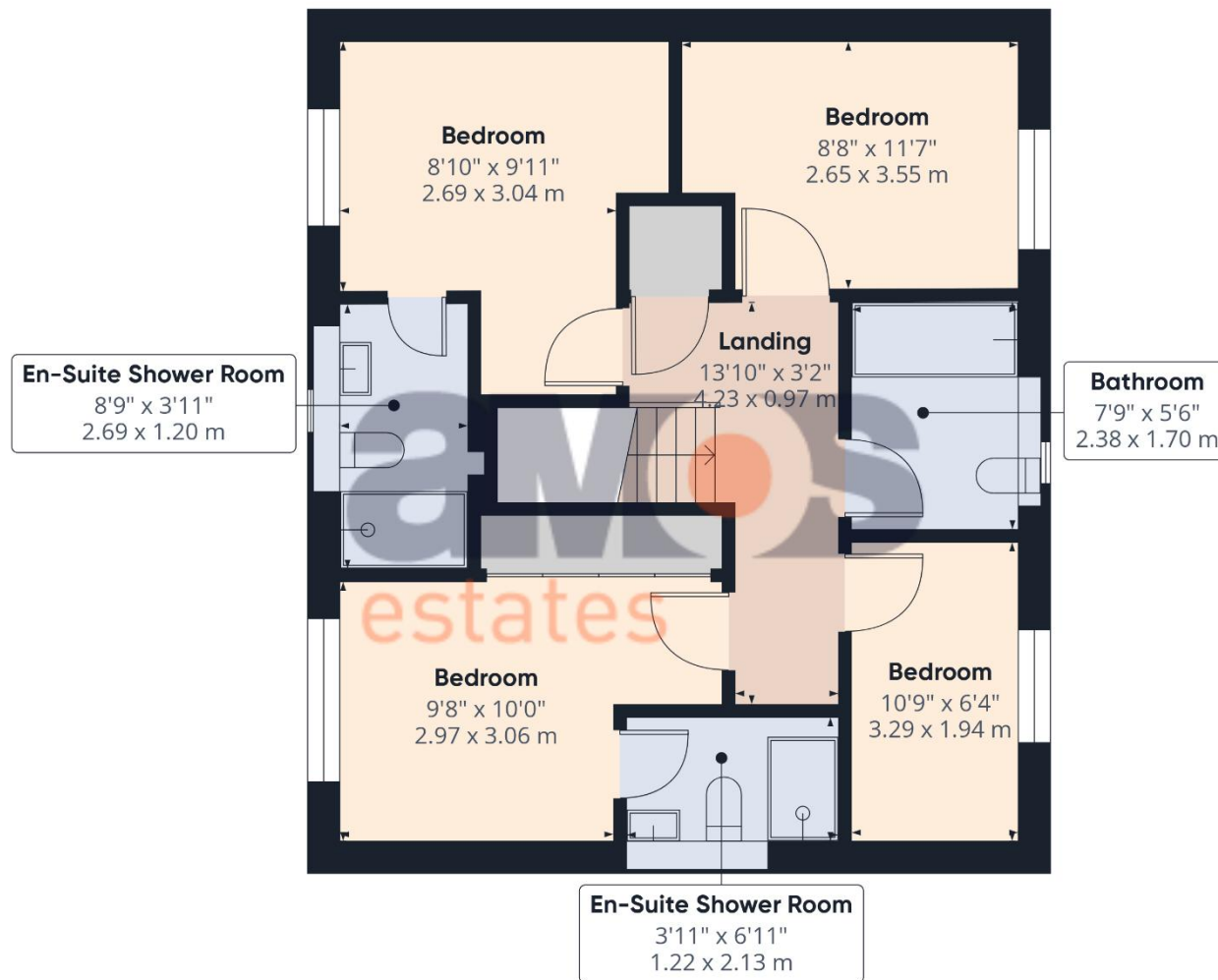
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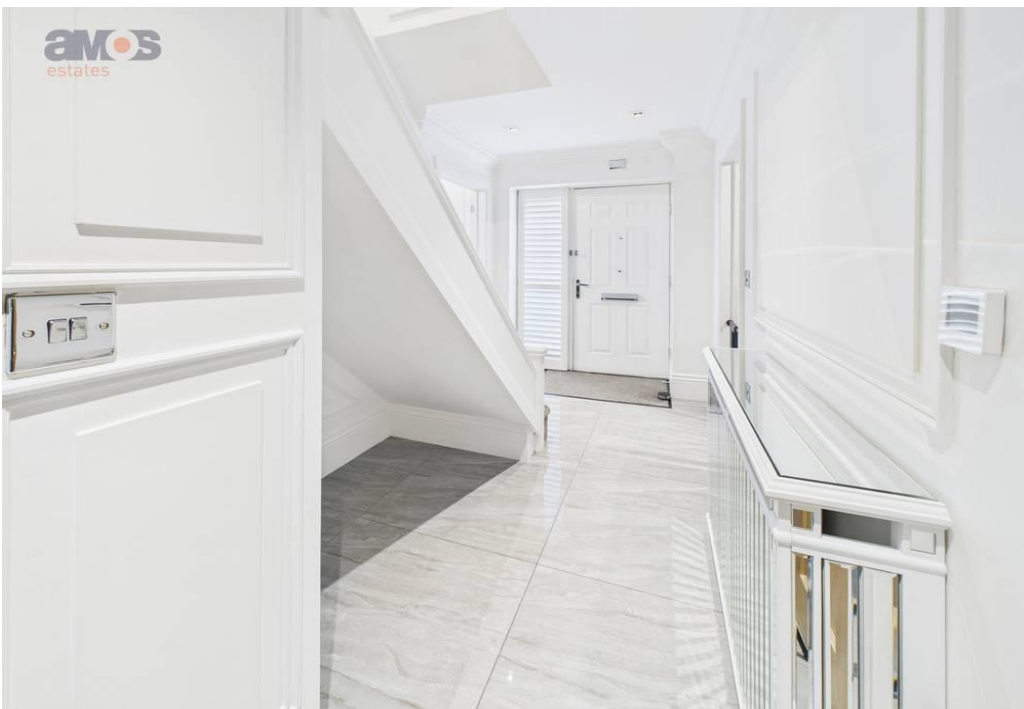
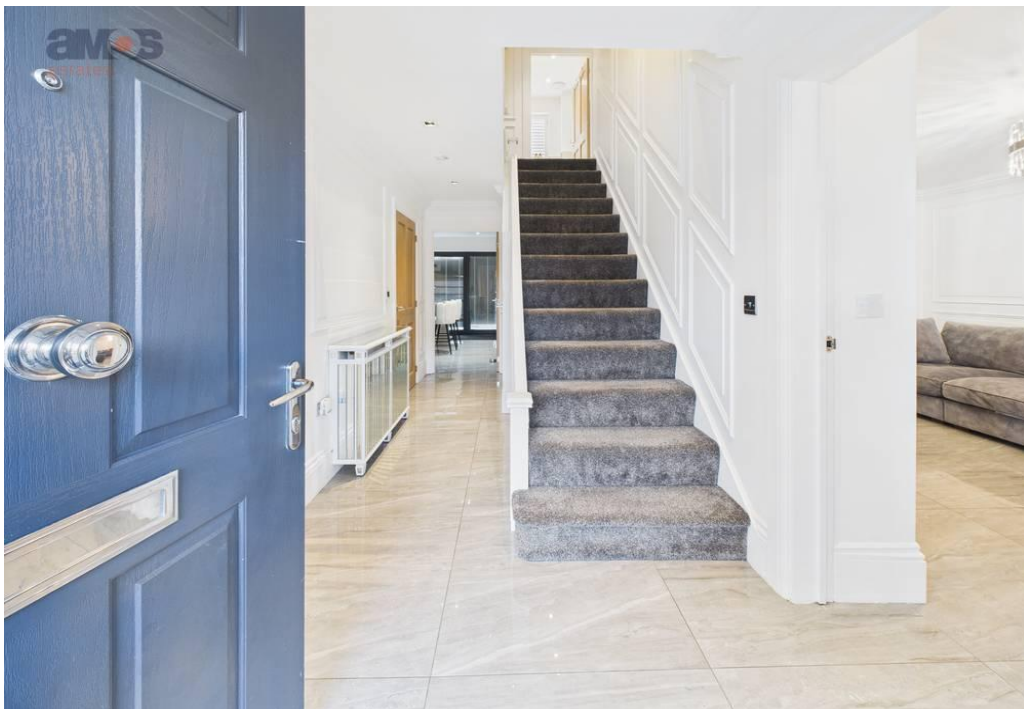


Ground Floor

**A space to
call home.**



First Floor



Property Information

- / Outstanding four-bedroom detached family home
- / Stylish and modern décor throughout
- / Spacious living room with bi-fold doors to the rear garden
- / Contemporary open-plan kitchen with feature island and integrated appliances
- / Separate utility room with side access
- / Two bedrooms with modern en-suite shower rooms
- / Family bathroom with three-piece suite
- / Landscaped rear garden with sun patio and artificial lawn
- / Garage and driveway parking
- / EPC Rating: B
- / 360° Virtual Tour Available

Double glazed composite door to:

Entrance Hall /

15'6 x 6'6

Double glazed strip window to front aspect, plastered ceiling with integrated spotlights, tiled flooring, staircase to first floor accommodation with fitted carpet, radiator, power points, doors leading off:

Ground Floor Cloakroom /

5'6 x 4'7

Two-piece suite comprising of wall mounted vanity unit with mixer tap, low level w/c, plastered ceiling with integrated spotlights, tiled flooring and tiled walls.

Living Room /

26'6 x 10'0

Double glazed window to front aspect, double glazed bi-fold doors to rear garden, plastered and coved ceiling, tiled flooring, space for dining table, radiator, power points, open access to:

Kitchen /

12'4 x 12'3

Fitted at both eye and base level in a range of white units with working surface over, integrated double oven and microwave, integrated fridge/freezer and dishwasher, 1.5 stainless steel sink unit with mixer tap, feature 'island' with seating for two stalls and five ring gas hob with integrated extractor fan above, double glazed bi-fold doors to rear garden, plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, power points, door to:

Utility Room /

6'3 x 5'8

Fitted at both eye and base level in a range of units with working surface over, 1.5 stainless steel sink unit with mixer tap, space for washing machine, double glazed door providing side access, plastered ceiling, tiled flooring and part tiled walls, power points.





Home Office/Bedroom /

9'8 x 8'10

Double glazed window to front aspect, plastered ceiling, tiled flooring, radiator, power points.

Galleried Landing /

13'10 x 3'2

Plastered and coved ceiling with integrated spotlights, fitted carpet, loft access, storage cupboard, radiator, power points, doors leading off:

Bedroom One /

9'11 x 8'10

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, radiator, power points, door to:

En-Suite Shower Room /

8'9 x 3'11

Three-piece suite comprising of shower cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c with dual flush, double glazed window to front aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail.

Bedroom Two /

10'0 x 9'8

Double glazed window to front aspect, smooth plastered ceiling, fitted carpet, built in sliding mirrored wardrobes, radiator, power points, door to:

En-Suite Shower Room /

6'11 x 3'11

Three-piece suite comprising of shower cubicle with fitted shower unit, unit with sink top and mixer tap, low level w/c, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel rail.





Bedroom Three /

11'7 x 8'8

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Bedroom Four /

10'9 x 6'4

Double glazed window to rear aspect, smooth plastered ceiling, fitted carpet, radiator, power points.

Bathroom /

7'9 x 5'6

Three-piece suite comprising of integrated bath with mixer tap and fitted shower unit with safety glass shield, unit with sink top and mixer tap, low level w/c, double glazed window to rear aspect, smooth plastered ceiling with integrated spotlights, tiled flooring and part tiled walls, chrome heated towel radiator.

Rear Garden /

Sun patio to immediate rear of property followed by steps to artificial lawn area, secure fence boundaries, water tap, access to garage.

Front Garden /

Block paved driveway providing parking for vehicles, access to garage.

Garage /

Up and over door, power and light fitted.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





