



Orsett Village £575,000



## 1 Randall Drive, Orsett Village, Essex, RM16 3GT

A delightful four bedroom detached house situated on the fringes of the sought after Orsett Village Development which has own driveway to garage, en-suite to master bedroom and superb kitchen/family room. No onward chain. EPC: TBC

❖ ENTRANCE HALL

❖ LOUNGE

❖ UTILITY ROOM

❖ FURTHER THREE BEDROOMS

❖ REAR GARDEN

❖ CLOAKROOM

❖ KITCHEN/FAMILY ROOM

❖ EN SUITE TO MASTER BEDROOM

❖ BATHROOM

❖ GARAGE

## **ENTRANCE HALL**

Approached via double glazed door. Radiator. Coved ceiling. Tiled flooring. Power points. Stairs to first floor.

## **CLOAKROOM**

Obscure double glazed window. Radiator. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin with tiled splashback.

## **LOUNGE** 20' 0" x 11' 3" (6.1m x 3.43m)

Double glazed windows to side and front. Two radiators. Coved ceiling. Fitted carpet. Power points. Feature stone effect fireplace with electric fire.

## **KITCHEN/FAMILY ROOM** 20' 1" x 18' 10" (6.12m x 5.74m)

Double glazed window to front. Two radiators. Coved ceiling. Tiled flooring. Power points. Range of Oak furnished base and eye level units with granite work surface. Inset one and one half single drainer sink unit with mixer tap. Built in double oven. Five ring gas hob with canopy and extractor fan over. Integrated fridge, freezer and dishwasher. Tiled splashbacks. Wine rack. Bay window to rear with central French doors.

## **UTILITY ROOM** 6' 2" x 5' 7" (1.88m x 1.7m)

Radiator. Coved ceiling. Tiled flooring. Power points. Base unit with complimentary work surface. Inset stainless steel sink unit. Recess and plumbing for automatic washing machine. Tiled splashbacks. Large storage cupboard. Door to garage.



## **LANDING**

Radiator. Coved ceiling. Cupboard housing boiler (not tested). Access to loft via ladder and being part boarded..

## **BEDROOM ONE** 12' 6" x 11' 0" (3.81m x 3.35m)

Two double glazed windows to front and side. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobes with hanging and shelf space.

## **EN SUITE**

Obscure double glazed window. Heated towel rail. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Double shower cubicle with mixer shower. Tiling to walls with border tile.

## **BEDROOM TWO** 11' 5" > 9' 4" x 11' 2" (3.48m > 2.84m x 3.4m)

Double glazed windows to front and side. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobe.

## **BEDROOM THREE** 9' 11" > 6' 8" x 8' 5" (3.02m > 2.03m x 2.57m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of built in double and single wardrobes with hanging and shelf space. Further double cupboard.



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### **BEDROOM FOUR** 10' 3" > 8'3 x 8' 9" (3.12m > 2.51m x 2.67m)

Double glazed window to side. Radiator. Coved ceiling. Fitted carpet. Power points.

### **SHOWER ROOM**

Obscure double glazed window. Radiator. Coved ceiling. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Walk in shower with mixer tap. Part tiled walls. Extractor fan.

### **REAR GARDEN**

Landscaped rear garden with immediate paved patio to lawn. Tiered to lower terrace. Further patio area. Gated side entrance.

### **FRONT GARDEN**

Shrub border and slate beds. Path. Block paved drive with parking for three vehicles.

### **GARAGE** 18' 7" x 9' 10" (5.66m x 3m)

Up and over door. Power and light. Loft space. Personal door to garden and to kitchen.

### **PROPERTY DETAILS**

Tenure: Freehold Thurrock Council Tax Band: F EPC: TBC



## AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



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Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

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