



44 Ormesby Chine, South Woodham Ferrers , Essex CM3 7AR
Price £750,000

Church & Hawes

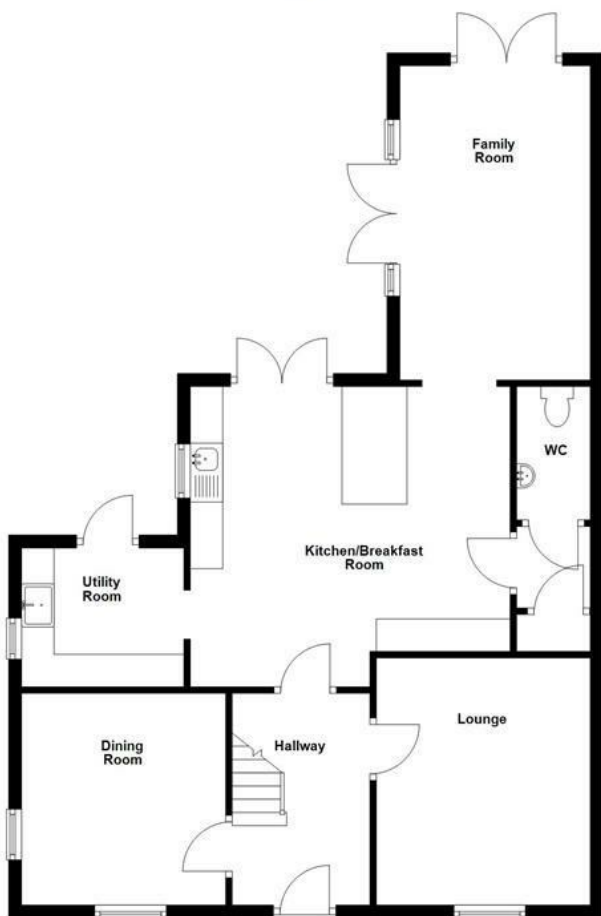
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

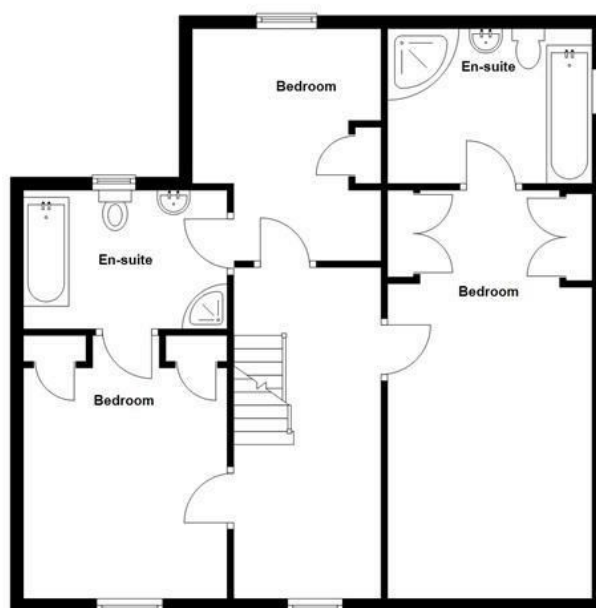
An imposing fully detached five bedroom house set within one of the most favored locations. Spanning three floors this expansive family home boasts a wealth of features perfect for a growing family. The practical layout allows everyone their own space, whilst the lounge, spacious kitchen/breakfast room and garden room with its impressive vaulted ceiling is ideal for bringing the family altogether. Further accommodation on the ground floor includes a second reception room, utility room plus cloak room W.C. The first floor features a main bedroom 17ft x 11ft with additional dressing room and en suite bathroom, two further bedrooms sharing a Jack & Jill bathroom. The third floor offers two more double bedrooms with an additional bathroom with stand alone bath. Externally the home offers a 60ft X 40ft max landscaped rear garden with secluded courtyard seating area, large custom built covered gazebo perfect for alfresco dining, A gated driveway allows secure parking for numerous vehicles with the addition of a detached double garage. A simply superb property that must be viewed to be fully appreciated. Offered for sale with NO ONWARD CHAIN. Freehold. Council tax band G. EPC rating C.



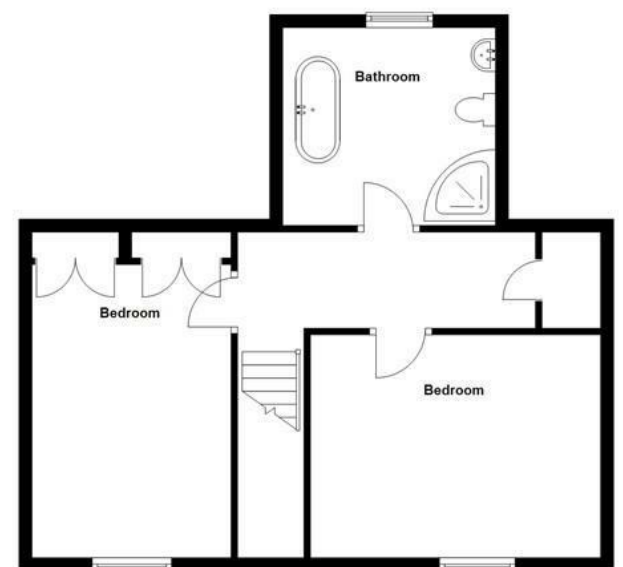
Ground Floor



First Floor



Second Floor





GROUND FLOOR

Composite door to: -

ENTRANCE HALL

Ceramic tiled floor, stairs to first floor, radiator, under stair cupboard, doors to lounge, dining room & kitchen.

LOUNGE 16'10" x 10'10" (5.13m x 3.30m)

PVCu double glazed sliding sash window to front elevation, smooth stone feature fireplace with gas living flame fire, coved cornice to smooth ceiling.

DINING ROOM 14' x 10'4" (4.27m x 3.15m)

PVCu double glazed sliding sash windows to front and side elevations, radiator, coved to ceiling.

KITCHEN 16'4 x 15'2" (4.98m x 4.62m)

PVCu double glazed window to side elevation, PVCu double glazed French style doors to rear garden, eye and base level units, granite work surfaces, large central island family breakfast bar, space for range cooker with extractor hood over, integrated fridge and freezer, microwave and dishwasher, inset one and a half bowl sink unit, ceramic tiled floor, smooth ceiling, inset spotlights, door to utility room, door to inner hallway.

CLOAKROOM/W.C.

Low level w.c., wash hand basin, ceramic tiled floor, extractor fan, radiator, built-in storage cupboard.

UTILITY ROOM 8'2" x 6'5" (2.49m x 1.96m)

PVCu double glazed window to side elevation, PVCu double glazed door to rear garden, laminate work surfaces inset Butler sink, radiator, plumbing for washing machine and space for tumble dryer, gas fired central heating.

GARDEN ROOM 15'11" x 9'7" (4.85m x 2.92m)

Double height ceiling, PVCu double glazed French style doors to side and rear elevations, windows to side elevation, 'Nordpeis' cast iron log burner, ceramic tiled floor, two radiators.

FIRST FLOOR

LANDING

PVCu double glazed sliding sash window to front elevation, radiator, doors to: -

BEDROOM ONE 17' x 11' (5.18m x 3.35m)

PVCu double glazed sliding sash windows to front and side elevations, radiator, open plan to: -

DRESSING AREA 5'9" x 5'5" (1.75m x 1.65m)

Two double wardrobes, door to: -

EN-SUITE BATHROOM

Panel enclosed bath, vanity unit with wash hand basin, back to wall w.c., large walk-in shower cubicle, chrome towel rail.

BEDROOM TWO 12'8" x 9'6" (3.86m x 2.90m)

PVCu double glazed window to rear elevation, built-in wardrobes.

JACK & JILL BATHROOM

Panel enclosed bath, pedestal wash hand basin, corner shower unit, PVCu double glazed window to rear elevation, radiator, door to: -

BEDROOM THREE 12'1" x 10'3" (3.68m x 3.12m)

PVCu double glazed sliding sash window to front elevation, radiator, two built-in wardrobes, radiator.

SECOND FLOOR LANDING

PVCu double glazed sliding sash window to front elevation, two radiators, built-in walk-in airing cupboard, loft space, doors to: -

BEDROOM FOUR 14'6" x 10'4" (4.42m x 3.15m)

PVCu double glazed window to front elevation, two built-in wardrobes, radiator, eaves storage cupboard.

BEDROOM FIVE 13'3" x 12'2" (4.04m x 3.71m)

PVCu double glazed window to front elevation, radiator, built-in double wardrobe, further eaves storage cupboard, loft hatch.

BATHROOM 10'9" x 8'10" (3.28m x 2.69m)

Four piece white suite with stand alone bath, wash hand basin, low level w.c., walk-in shower cubicle, radiator.

EXTERIOR

REAR GARDEN 57' x 40' max (17.37m x 12.19m max)

Commencing secluded patio area, gate to side leading to driveway and double garage, slate area with sleepers, remainder laid to lawn with covered seating area.

DOUBLE GARAGE 19'1" x 16'7" (5.82m x 5.05m)

Two up and over doors, loft space. driveway parking, gate to front.

FRONT

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

