



Orsett Road, Horndon-On-The-Hill, SS17 8PN

- Detached Home Built in 2019
- Remainder of 10-Year New Build Warranty
 - No Onward Chain
- Open Plan Kitchen/Living Area with Bi-Folding Doors
 - Three/Four Bedrooms & Two Bathrooms
 - 90ft South-Easterly Facing Rear Garden
 - Views Over Fields to Front & Rear
 - Driveway For Multiple Vehicles
 - 10-Min Walk to Horndon-on-the-Hill Village

£750,000 - Freehold - Council Tax: F

Orsett Road

SS17 8PN



Entrance Hall

Entrance door, tiled flooring with underfloor heating, stairs to first floor, cupboard under stairs.

Kitchen

14'5 x 10'9 (4.39m x 3.28m)

Double glazed window to side, part double glazed door to side, spot lights, tiled flooring with underfloor heating, fitted wall and base units with Corian worktops and splash backs, inset sink, five ring gas hob, extractor, electric oven, microwave/oven, integrated dishwasher and fridge, open plan to reception room.

Reception Room

16'11 x 16'2 (5.16m x 4.93m)

Double glazed Bi-fold doors to rear, double glazed window to side, double glazed sky lantern, spot lights, tiled flooring with underfloor heating, open plan to kitchen.

Bedroom One

16'5 x 8'5 (5.00m x 2.57m)

(Ground Floor) Double glazed window to front, spot lights, carpet, underfloor heating, range of fitted bedroom furniture.

Bathroom

10'10 x 10'8 (3.30m x 3.25m)

(Ground Floor) Frosted double glazed window to front, spot lights, tiled flooring with underfloor heating, heated towel rail, walk in shower enclosure, vanity wash hand basin, low level WC, freestanding bath, two cupboards one with plumbing for washing machine and space for tumble dryer.

Landing

Carpet.

Bedroom Two

12'10 x 8'5 (3.91m x 2.57m)

Double glazed window to rear, carpet, radiator.

Walk in Wardrobe

Double glazed skylight, fitted storage, carpet, access to eaves storage.

Bedroom Three

11'3 x 10'3 (3.43m x 3.12m)

Double glazed window to rear, carpet, radiator.

Walk in Wardrobe

8'5 x 7'10 (2.57m x 2.39m)

Double glaze skylight, carpet, access to eaves storage.

Study/Bedroom Four

7'1 x 6'11 (2.16m x 2.11m)

Double glazed skylight, carpet, radiator, fitted office furniture.

Shower Room

Double glazed sky light, tiled flooring, heated towel rail, shower cubicle, vanity wash hand basin, WC, tiled walls.

Rear Garden - South Easterly Facing

90' x 43' (27.43m x 13.11m)

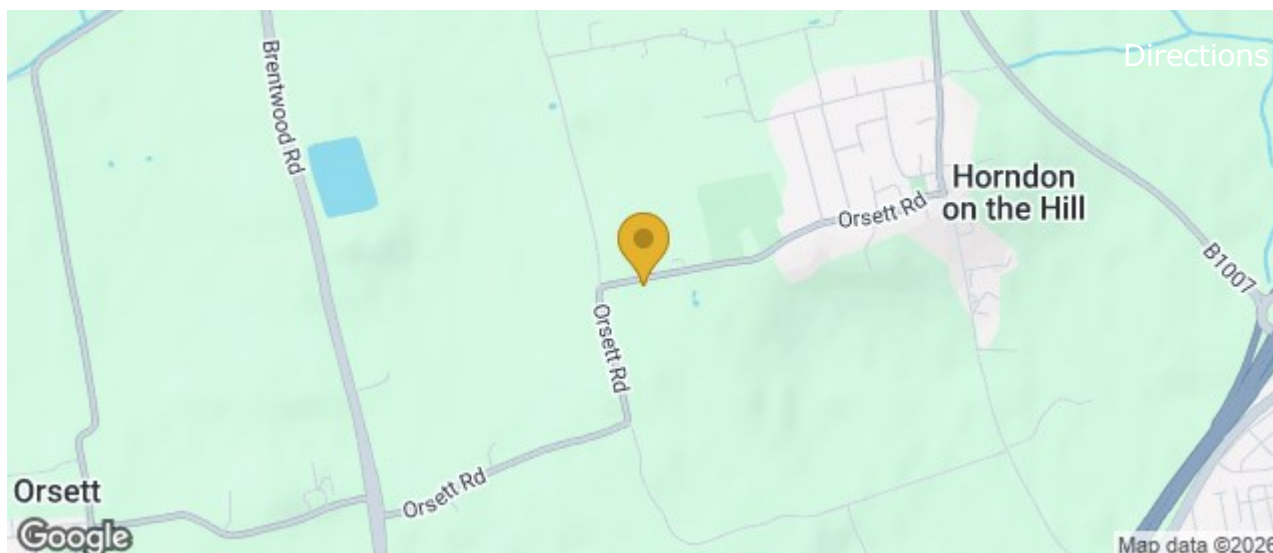
Side pedestrian access to both sides, patio area, lawn, outside lighting, outside hot and cold taps.

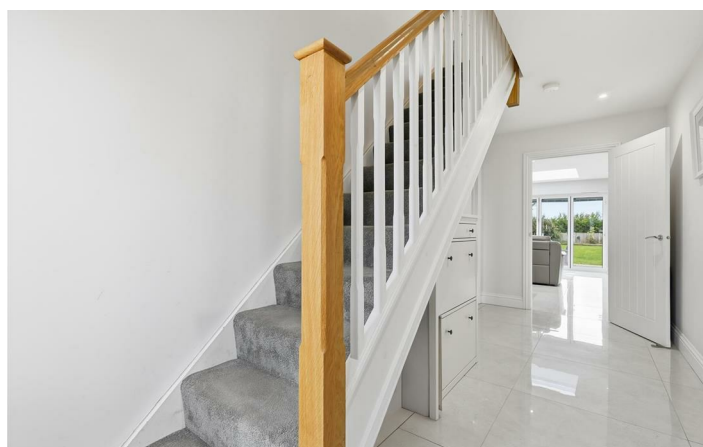
Driveway

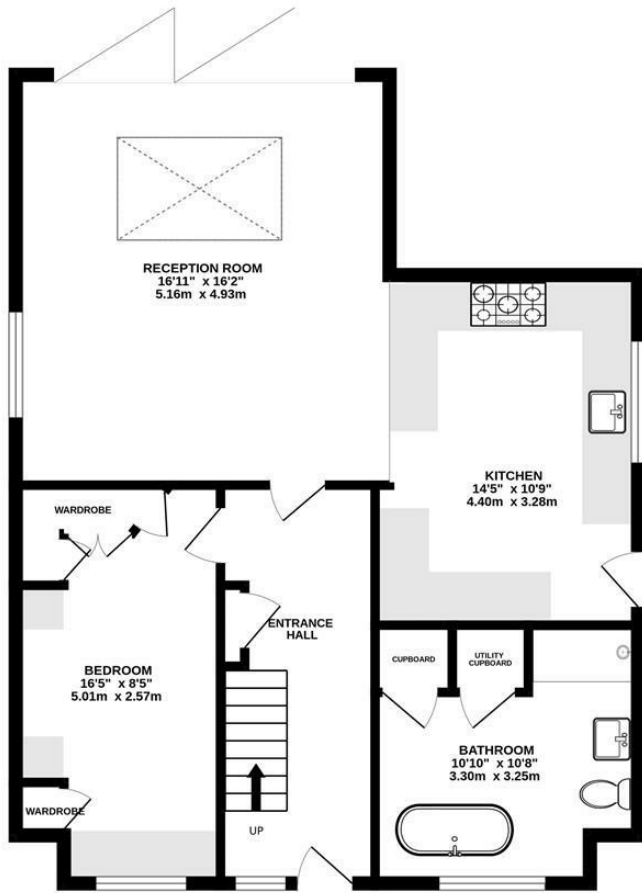
Driveway to front for multiple vehicles.

Sewage Utility

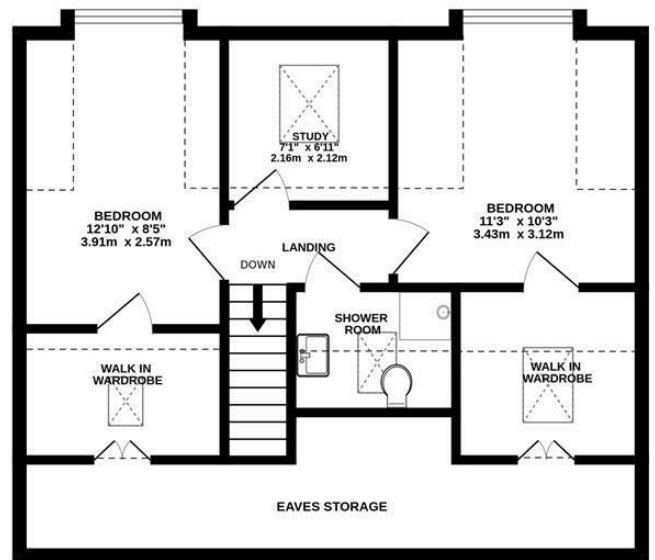
Klargester BioDisc Domestic Sewage Treatment Plant - The sewage treatment system is to suit all types of domestic applications, catering for single and multi-house properties. BioDisc is engineered to treat wastewater that exceeds the required standard as set by EN 12566-3:2005. The treatment plant takes all sewerage and grey water into the tank, it then treats the waste using a biological process and discharges the water into a ditch as this comes out as clear water. Annual servicing is recommended by the manufacturer.







GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA: 1323 sq.ft. (122.9 sq.m.) approx.

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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Material Information:
Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	94
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	