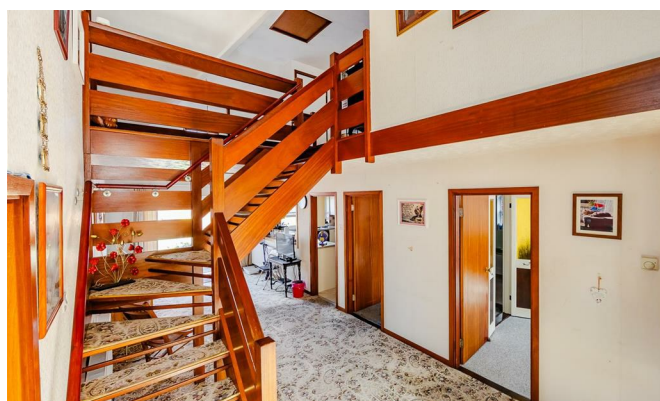


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Sutton Court Drive, Rochford, SS4 1HZ

Offers In Excess Of £450,000

Horizon Estate Agents are delighted to present this bright and generously proportioned four-bedroom detached chalet, offering versatile accommodation that is perfectly suited to dual living.

The ground floor features an impressive 26'2" x 10'1" dining hall, a spacious double bedroom, a modern family bathroom, a large lounge, a conservatory, a well-appointed fitted kitchen, and a separate utility room. The first floor offers three further well-proportioned double bedrooms, complemented by a modern shower room. Externally, the property benefits from off-street parking, a detached garage offering additional parking or excellent potential for conversion (subject to planning permission), and well presented low-maintenance front and rear gardens.

Ideally situated within easy reach of local schools, shops, transport links, and Southend Airport An internal viewing is highly recommended to fully appreciate the spacious and adaptable accommodation on offer.

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rightmove



Porch

Obscured UPVC double glazed entry door, radiator, tiled flooring, textured ceiling, further obscured French Doors leading to:

Dining Hall

26'2 x 10'1 (7.98m x 3.07m)

UPVC double glazed French Doors to rear garden, stairs to first floor, open kitchen hatch, 2x radiator, power points, carpeted, textured ceiling.

Lounge

22'6 (into bay) x 13'3 (6.86m (into bay) x 4.04m)

UPVC double glazed bay window to front aspect, 2x radiators, electric feature fireplace, power points, carpeted, coved textured ceiling, UPVC double glazed French Doors leading to:

Conservatory

13'3 x 12'7 (4.04m x 3.84m)

Obscured UPVC double glazed windows to rear and side aspects, UPVC double glazed French Doors leading to rear garden, radiator, power points, tiled flooring.

Bedroom

15'10 x 11'4 (4.83m x 3.45m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

Inner Lobby

Radiator, power points, carpeted, textured ceiling.

Bathroom

Four piece suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, bidet, obscured UPVC double glazed windows to side aspect, radiator, tiled walls, wood effect flooring, textured ceiling.

Kitchen

13'11 x 10'7 (4.24m x 3.23m)

Range of eye and base level units with work surfaces over, composite sink drainer unit with hose mixer tap, space for gas cooker, extractor hood, space for fridge freezer, space and plumbing for dish washer, UPVC double glazed window to rear aspect, radiator, power points, tiled flooring textured ceiling.

Utility Room

13'11 x 4'9 (4.24m x 1.45m)

Space and plumbing for washing machine, space for tumble dryer, UPVC double glazed window to side aspect, obscured UPVC double glazed door to side aspect, stainless steel sink drainer unit, power points, tiled flooring, textured ceiling.

First Floor Landing

Loft hatch, airing cupboard, velux window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bedroom

15'4 x 13'4 (4.67m x 4.06m)

Obscured UPVC double glazed window to side aspect, radiator, power points, carpeted, textured ceiling.

Bedroom

12'6 x 10'2 (3.81m x 3.10m)

Double glazed velux window to side aspect, radiator, power points, carpeted, textured ceiling.

Bedroom

12'4 x 10'2 (3.76m x 3.10m)

Double glazed velux window to side aspect, eaves storage cupboard, radiator, power points, carpeted, textured ceiling.

Shower Room

Three piece suite comprising of a walk-in shower unit with rainfall shower over, vanity wash hand basin, low level W.C, velux double glazed window to front aspect, tiled flooring, textured ceiling.

Rear Garden

Fully paved, small artificial lawn area, flower bed, double gates leading to off-street parking space, side access to the front of the property, access to:

Detached Garage

25'3 x 8'9 (7.70m x 2.67m)

Up and over door, power points.

Front of Property

Flower beds with trees and shrubs. Gated entrance.

Additional Information

Tenure: Freehold

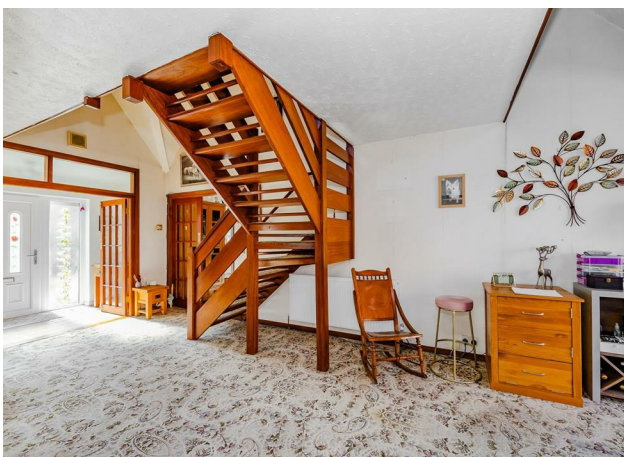
Council: Rochford District Council

Tax Band: B

Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, 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 insurance products that you decide to take.



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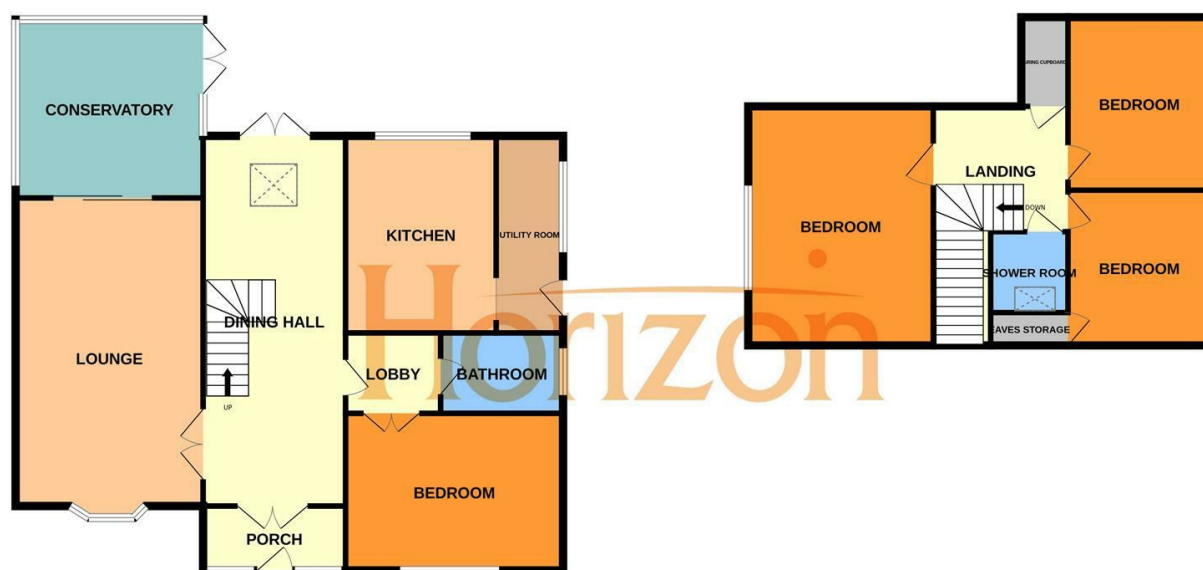
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GROUND FLOOR

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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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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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