



43 Great Smials, South Woodham Ferrers, Essex CM3 5WN

An exceptionally well presented four bedroom detached family home, set within a quiet mews setting, featuring a dual aspect lounge, modern fitted kitchen with integrated appliances, utility room plus additional family room to the ground floor. Other features include a cloak room w.c, further modern family bathroom, PVCu double glazed windows and doors & gas fired central heating. Externally the home offers a 60ft x 35ft rear garden plus driveway parking for several vehicles. Freehold. EPC rating D. Council tax band D



Price £475,000

GROUND FLOOR

PVCu door to: -

ENTRANCE HALL

Laminate floor, PVCu double glazed window to front, radiator, stairs to first floor, doors to kitchen and lounge.

LOUNGE 17'10" x 16'2" < 8'7" (5.44m x 4.93m < 2.62m)

PVCu double glazed window to front, PVCu double glazed sliding patio doors to side elevation, arched display area with cupboard under, wood flooring, feature fireplace, two radiators, coved cornice to smooth ceiling.

KITCHEN 12' x 10'9" (3.66m x 3.28m)

PVCu double glazed window to front, white high gloss eye and base level units, laminate work surface, stainless steel single drainer sink unit with mixer tap, integrated gas hob, extractor hood over, breakfast bar, radiator, ceramic tiled floor, built in oven and microwave, space for fridge freezer, open to: -

UTILITY AREA 5'5" x 4'10" (1.65m x 1.47m)

Ceramic tiled floor, eye level unit, work surface, plumbing for washing machine.

CLOAKROOM

Two piece white suite comprising wash hand basin with cupboard under, low level w.c., ceramic tiled floor, smooth ceiling with inset spotlights, PVCu double glazed window to rear.

FAMILY ROOM 15'9" x 8'3" (4.80m x 2.51m)

Dual aspect room with PVCu double glazing to front and rear elevations, laminate floor, smooth ceiling, loft space, smooth ceiling with inset spotlights, built-in cupboard.

LANDING

BEDROOM 1 11' x 8'9" (3.35m x 2.67m)

PVCu double glazed window to front elevation, built-in double wardrobes, radiator, further wall mounted wardrobe.

BEDROOM 2 10' x 8'3" (3.05m x 2.51m)

PVCu double glazed to side, radiator, range of fitted

wardrobes to one wall, also, built in double wardrobe.

BEDROOM 3 8'10" x 7'5" (2.69m x 2.26m)

PVCu double glazed window to side, fitted unit, radiator.

BEDROOM 4 8' x 7' (2.44m x 2.13m)

PVCu double glazed window to rear, radiator, laminate floor.

BATHROOM

Fully tiled to walls and floor, 1600mil shower with glazed screen, wash hand basin with cupboard under, back to wall w.c..

EXTERIOR

REAR GARDEN 60' wide x 35' (18.29m wide x 10.67m)

L-shape rear garden with extensive paved patio area, remainder laid to lawn, perimeter fence and wall, gate leading to 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.

- DETACHED FOUR BEDROOM HOUSE
- MODERN FITTED KITCHEN
- UTILITY ROOM
- LOUNGE AND SEPERATE FAMILY ROOM
- MODERN BATHROOM
- GROUND FLOOR CLOAKROOM W.C
- PVCU DOUBLE GLAZED WINDOWS AND DOORS
- 60FT X 35FT REAR GARDEN
- DRIVEWAY PARKING
- FREEHOLD, COUNCIL TAX BAND D, EPC RATING D

