

Four Bedroom, House Detached For Sale - **£550,000**

**Minton Heights, Ashingdon, Rochford SS4 3EQ**



## KEY FEATURES

- **Four Bedroom, Detached Home!**
- **Generously Sized Lounge and Diner**
- **Bright Conservatory**
- **Fully Equipped Kitchen**
- **Utility Room and Downstairs W/C**
- **En-Suite to Master Bedroom**
- **Four Piece Family Bathroom**
- **Garage with Off Street Parking**
- **Local to Shops, Parks and Popular Travel Links**
- **Viewings Available Now**

## Description

Fantastically Presented, Four Bedroom, Detached Family Home! Belle Vue are ecstatic to welcome this remarkable property to the sales market. Situated within a prime area of Ashingdon, enjoying all the benefits of a tranquil cul-de-sac location in a family-oriented neighborhood, this deceptively spacious home is local to popular travel routes as well as shops and Magnolia Nature Reserve. The ground floor offers a generously sized lounge and diner that seamlessly transition into the stunningly bright conservatory, boasting views of the thriving rear garden. With a fully equipped kitchen that encourages creativity in the culinary arts, there is an additional, separate utility area. Complete with a downstairs W/C, there is a rising staircase that leads to the first floor where you will find the well balanced bedrooms and four piece, family bathroom. Envious for its modern, en-suite shower room to the master bedroom, this floor is abundant in spacious accommodation that offers a comfortable living for all the family. With off street parking as well as a garage, this property is a rare find that is too good to miss! Call our office today to book your viewing!

## Accommodation

### Entrance Hallway

Accessed via a composite front door with a double glazed, obscured window panel, you are welcomed into the bright entrance hallway. With wood effect, karndean flooring and painted walls, this space benefits from a fitted radiator, as well as an under the stairs storage cupboard and decorative features such as a dado rail paired with a coved ceiling. From here, there are doors leading to the downstairs W/C, lounge, diner and kitchen, with a carpeted rising staircase leading to the first floor.

### Lounge 17' 11" x 11' 6" (5.46m x 3.50m)

Accessed via the entrance hallway, you are welcomed into the generously sized lounge. Boasting dual aspect lighting from double glazed windows on the front and side elevation, this space is finished with wood effect flooring and painted walls, creating a tranquil setting with a neutral color scheme. Featuring a fireplace center piece, this space additionally benefits from two fitted radiators and a coved ceiling, with a set of french doors that lead into the dining room.

### Dining Room 13' 10" x 11' 6" (4.21m x 3.50m)

Accessed via the entrance hallway, as well as the lounge, there is a charming dining area. With wood effect flooring and painted walls, this space continues with the neutral color scheme, bringing the tranquil setting from the lounge, into the diner, adding to this properties family oriented layout. Perfect for hosting friends and family alike, this space benefits from a fitted radiator, as well as seamless access to the bright conservatory via a further set of french doors.

### Conservatory 11' 0" x 11' 6" (3.35m x 3.50m)

Accessed from the dining area, there is a bright conservatory that boasts scenic views of the rear garden. With double glazing throughout, this space is finished with wood effect flooring, whilst housing power outlets which allows this space to be versatile in its use. Envious for its insulated roof, for more effective temperature management, there is a further set of double glazed french doors that opens up into the rear garden.

### Kitchen 10' 8" x 15' 6" (3.25m x 4.72m)

Accessed from the entrance hallway, there is a fully equipped kitchen boasting a striking color scheme. Comprised of both eye level and low level units, this space houses amenities such as an inset sink, integrated dishwasher, integrated, raised oven and an integrated fridge, whilst offering ample storage alongside a built in wine rack. With tiled effect, karndean flooring, this space features matching black granite worktops and splashback. Benefiting from a double glazed window towards the rear elevation of the property, there is a further set of uPVC, double glazed french doors towards the rear elevation that allows access to the rear garden, as well as a further door into the utility area.

### Utility Area 4' 9" x 8' 0" (1.45m x 2.44m)

Accessed from the kitchen, there is a utility area. Continuing the decorative color scheme from the kitchen, this space is comprised of low level units that house a sink as well as plumbing access for utilities. Finished with tiled effect, karndean flooring and painted walls, there is a double glazed window towards the side elevation.

### Downstairs W/C 6' 2" x 2' 10" (1.88m x 0.86m)

Accessed from the entrance hallway, there is a downstairs W/C. Comprised of a hand wash basin paired with a vanity unit, and low level W/C, this space is finished with wood effect, karndean flooring and painted walls. Benefiting from a double glazed, obscured window towards the front elevation, as well as a fitted radiator, this area is complete with a wall mounted mirror and splashback wall tiling.

### First Floor Landing

From the rising staircase, you are welcomed onto the first floor landing. Finished with carpet flooring and painted walls, this space boasts decorative features such as a dado rail and coved ceiling, whilst benefiting from a fitted radiator and a built in storage cupboard. From here, there are doors leading to the bedrooms and bathroom.

### Bedroom One 17' 11" x 11' 7" (5.46m x 3.53m)

Accessed from the first floor landing, there is the master bedroom. Envious for its impressive size, this space benefits from a selection of fitted, mirrored wardrobes to provide ample storage, as well as a double glazed window towards the front elevation and a fitted radiator. Complete with a vibrant color scheme, paired with wallpapered feature walls, this space is finished with carpet flooring and painted walls, with a coved and textured ceiling. From here, there is a further door leading into the en-suite shower room.

**En-suite Shower Room to Master Bedroom 8' 2" x 8' 0"**  
(2.49m x 2.44m)

Accessed from the master bedroom, there is a modern, en-suite, 'L' shaped shower room. Comprised of a built in shower cubicle, low level W/C and pedestal hand wash basin, this space is finished with tiled effect flooring and painted walls. Benefiting from a variety of fittings, such as towel rails and a wall mounted mirror, this area is complete with half wall tiling, a fitted radiator and a double glazed, obscure window towards the front elevation of the property.

**Bedroom Two 13' 11" x 9' 8"** (4.24m x 2.94m)

Accessed from the first floor landing, there is a secondary, double bedroom. Neutrally decorated with carpet flooring and painted walls, this space offers ample accommodation, complete with a fitted radiator and a double glazed window towards the rear elevation of the property.

**Bedroom Three 14' 2" x 8' 1"** (4.31m x 2.46m)

Accessed from the first floor landing, there is a third, double bedroom. Neutrally decorated with carpet flooring and painted walls, this space benefits from a selection of fitted wardrobes that boast a full length mirror, whilst offering ample storage space. Complete with a fitted radiator and a double glazed window towards the front elevation of the property.

**Bedroom Four 7' 1" x 10' 1"** (2.16m x 3.07m)

Accessed from the first floor landing, there is a fourth bedroom. Currently used as an office space, this room is decorated with neutral carpet flooring and painted walls, with a blue feature wall towards the side. Benefiting from wall mounted shelving units, as well as a fitted radiator, this space is complete with a double glazed window towards the rear elevation.

**Bathroom 7' 0" x 8' 0"** (2.13m x 2.44m)

Accessed from the first floor landing, there is a four piece, family bathroom. Comprised of a built in shower cubicle, a bath with tiled paneling, low level W/C and pedestal hand wash basin, this space is enviable for its bright, refreshing ambiance, curated by the vibrant tones of the matching tiling on the floor and walls. Complete with fitted units, such as a wall mounted mirror and a towel rail, this space is finished with an obscured window towards the rear elevation of the property.

**Garden 0' 0" x 0' 0"** (0.00m x 0.00m)

Accessed via the conservatory and the kitchen, there is a stunningly vibrant, rear garden. Mostly laid to lawn, this space offers a decked seating area to create a family oriented space, perfect for hosting in the outdoors. With stone slabs leading to a storage shed, this area is thoughtfully designed with a border of plants and shrubs, creating a tranquil respite within nature. Complete with side access to the front of the property.

**Garage 13' 5" x 8' 1"** (4.09m x 2.46m)

At the front of the property, there is access to a brick built garage via an electric shutter door. Complete with power access, water access and lighting, this space has an array of fitted shelving units for storage, and therefore boasts the versatility to be used however the owners wish.









# Floorplan



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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## EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **E**  
 EPC rating for this property is: **C**  
 Tenure of the property is: **Freehold**



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.