



## 43 Roding Leigh, South Woodham Ferrers, CM3 5JZ



Set within the charming area of Roding Leigh, this well presented detached home offers a perfect blend of comfort and modern living. This particular property has been thoughtfully extended to the rear, providing additional living space that enhances the overall appeal. The heart of the home features a spacious open plan kitchen/diner with utility room to compliment. The property also boasts a family bathroom, ground floor cloak room W.C plus en suite shower room, ensuring convenience for all residents. A standout feature is the dressing room, which offers ample storage and a touch of luxury to your daily routine. Externally the home provides a generous 38ft x 35ft rear garden with garage and driveway parking. Freehold, Council tax band D. EPC rating tbc.

O.I.E.O £465,000

## GROUND FLOOR

Composite door into: -

## ENTRANCE HALL

Engineered wood flooring, coved cornice to smooth ceiling, stairs to first floor, deep under stair storage cupboard.

## CLOAKROOM

PVCu double glazed window to front, low level w.c., wall mounted wash hand basin with cupboard under, radiator, consumer unit.

## LOUNGE 22'2" x 12' (6.76m x 3.66m)

Two sets of PVCu double glazed windows to front, feature fireplace with electric fire, wood flooring, radiator, glazed double doors to: -

## KITCHEN/DINER 19'2" x 9'7" (5.84m x 2.92m)

Open plan room with white high gloss eye and base level units with Quartz work surfaces, inset one and a half bowl sink unit, space for cooker, extractor hood over, space for 900mil range, integrated fridge and freezer, integrated dishwasher, microwave, PVCu double glazed window and French doors to rear garden.

## UTILITY ROOM 7'4" x 6'5" (2.24m x 1.96m)

PVCu double glazed window to side, door to side, high gloss eye and base level units, Quartz work surfaces.

## FIRST FLOOR

### LANDING

PVCu double glazed window to side elevation, built in airing cupboard, doors to all first floor rooms.

## BEDROOM ONE 10'1" x 9'7" (3.07m x 2.92m)

PVCu double glazed window to front, radiator.

## EN-SUITE SHOWER ROOM

Low level w.c., (saniflo), shower cubicle, wash hand basin.

## WALK-IN DRESSING ROOM

With inset spotlights.

## BEDROOM TWO 11'2" x 12' (3.40m x 3.66m)

Two PVCu sealed unit PVCu double glazed windows to front, radiator, coved cornice to smooth ceiling.

## BEDROOM THREE 9'8" x 8'10" (2.95m x 2.69m)

PVCu double glazed window to rear, radiator, coved cornice to smooth ceiling.

## BEDROOM FOUR 8'6" x 10'6" (2.59m x 3.20m)

PVCu double glazed window to front, radiator.

## BATHROOM 7'6" x 7'5" (2.29m x 2.26m)

Shower bath, wash hand basin, low level w.c., extractor fan.

## EXTERIOR

## REAR GARDEN 38' x 35' (11.58m x 10.67m)

Paved patio area with remainder laid to lawn, perimeter fence with side access via gate, door into: -

## GARAGE

Up and over door.

## 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.

- AN EXTENDED FOUR BEDROOM FAMILY HOME
- GROUND FLOOR CLOAK ROOM W.C
- 22ft x 12ft LOUNGE
- OPEN PLAN KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- DRESSING ROOM
- GAS CENTRAL HEATING (BOILER INSTALLED 2023)
- 38ft X 35ft REAR GARDEN
- GARAGE AND DRIVEWAY
- FREEHOLD. COUNCIL TAX BAND D. EPC RATING TBC.

