

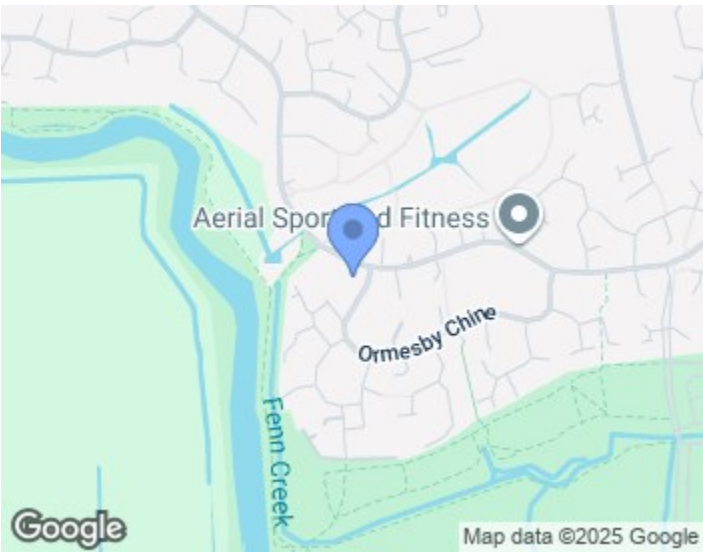
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Plan produced using PlanUp.



127 Inchbonnie Road, South Woodham Ferrers, CM3 5ZW

An attractive modern three bedroom town house, situated close to Fenn Creek with its riverside walks and nature reserve. Featuring a spacious fitted kitchen/breakfast room with adjacent utility room, ground floor cloakroom w.c The first floor offers a bright dual aspect lounge with french door leading to a balconette Jack and Jill en-suite bathroom to the master bedroom, with two further bedrooms located on the second floor with additional Jack and Gill en suite shower room. Other benefits include, PVCu double glazed windows, gas fired central heating, an enclosed 40ft south facing rear garden providing access to garage and further covered car space - , This particular home should be top of any discerning buyers shopping list. Freehold, council tax band E. EPC rating: C

Price £440,000



GROUND FLOOR

Entered via PVCu double glazed window to front, Karndean flooring, radiator, built-in storage cupboard. stairs to first floor, doors to cloakroom and kitchen.

CLOAKROOM W.C

White suite comprising low level w.c, wash basin with cupboard under, radiator, Karndean flooring, extractor fan.

KITCHEN/DINER 14'3"<9'7" x 15'9" (4.34m<2.92m x 4.80m)

Dual aspect room, PVCu double glazed sliding sash window to front, PVCu double glazed window and French style doors to rear, eye and base level units, with co ordinating laminate work surfaces, inset stainless steel one and a half bowl sink unit with mixer tap, integrated electric oven, gas hob and concealed extractor hood, integrated dishwasher, ceramic tiled floor, radiator. door leading to:

UTILITY ROOM 5'8" x 5'3" (1.73m x 1.60m)

Eye level units, laminate work surface, gas central heating boiler, radiator, ceramic tiled floor, PVCu double glazed door to rear garden.

FIRST FLOOR

LANDING

Two PVCu double glazed windows to front elevation, radiator, doors to bathroom, bedroom One and lounge.

LOUNGE 15'10" x 10'10" (4.83m x 3.30m)

PVCu double glazed window to front elevation, PVCu double glazed French style doors to rear elevation with two PVCu double glazed side panels, two radiators, coved cornice to smooth ceiling.

BATHROOM

Three piece white suite comprising panel enclosed bath, wash hand basin, low level w.c., majority tiled to walls, PVCu double glazed window to rear, radiator, door to: -

BEDROOM ONE 15'9" x 10'3" (4.80m x 3.12m)

Dual aspect room with PVCu double glazed windows to both front & rear elevations, three double robes

and one single robe, two radiators, coved cornice to smooth ceiling.

SECOND FLOOR

LANDING

Built-in airing cupboard.

BEDROOM TWO 10' x 9'10" (3.05m x 3.00m)

PVCu double glazed window to front elevation, radiator, smooth ceiling, built-in wardrobe, door to: -

EN-SUITE SHOWER ROOM

Glazed shower cubicle, pedestal wash hand basin, low level w.c., velux window to rear, ceramic tiled floor, radiator. door leading to bedroom three.

BEDROOM THREE 9' x 8'9"<10'2" (2.74m x 2.67m<3.10m)

PVCu double glazed window to rear elevation, wall mounted triple robe, eaves storage area, radiator, smooth ceiling, loft access.

EXTERIOR

REAR GARDEN 40' x 32'<22' (12.19m x 9.75m<6.71m)

South facing rear garden comencing with paved patio area, remainder laid to lawn, perimeter fencing, door to garage, access to front under coaching entrance

GARAGE

Up and over door, light and power, loft access.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- THREE BEDROOMS
- SPACIOUS KITCHEN/DINER
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM W.C
- DUAL ASPECT LOUNGE
- MASTER BEDROOM WITH EN SUITE BATHROOM
- BEDROOMS 2 & 3 WITH JACK & GILL SHARED EN SUITE SHOWER ROOM
- GARAGE AND COVERED DRIVEWAY
- CLOSE TO RIVER CROUCH AND COUNTRYSIDE WALKS
- FREEHOLD, COUNCIL TAX BAND E. EPC RATING TBC

