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## Edmund Close, Rochford



**Morgan Brookes believes** - This Modern four-bedroom detached home offers a spacious open-plan kitchen, breakfast & sitting area with a separate dining room, master bedroom with en-suite, alongside three further good size bedrooms is conveniently located close to local shops, amenities and Rochford Train Station making this home ideal for commuters & families.

**Our Sellers love** - Being located at the end of a quiet close on the edge of the development, this home offers privacy alongside a friendly community feel. Spacious rooms and a versatile layout provide ideal areas for both home working and socialising, making it a perfect family home.

### Key Features

- Modern Spacious Family Home.
- Four Bedrooms.
- Ground Floor Cloakroom.
- Two Reception Rooms.
- Open Plan Kitchen / Breakfast / Sitting Room
- Master With En-Suite.
- Low Maintenance Rear Garden.
- Double Garage.

**£650,000**

# Edmund Close, Rochford

## Entrance

Double glazed paneled door to:

## Entrance Hall

Door to:

## Reception Hall

**14' 5" x 6' 7" (4.39m x 2.01m)**

Stairs to first floor, under stairs storage cupboard, radiator, wood effect laminate flooring, smooth ceiling, doors to:

## Ground Floor Cloakroom

**8' 4" x 4' 9" (2.54m x 1.45m)**

Wall mounted hand basin, low level WC with concealed cistern, radiator, complimentary tiling to walls, smooth ceiling, tiled flooring.

## Kitchen / Breakfast / Sitting Room

**19' 11" nt 13'5" x 19' 7" nt 10'3" (6.07m nt 4.08m x 5.96m nt 3.12m)**

Two double glazed windows to front aspect, double glazed window to rear aspect, double glazed French doors to rear garden, radiator, range of fitted base & wall mounted units, square edge work surfaces incorporating stainless steel skin & drainer unit, 5 point gas hob with extractor over, integrated oven, dishwasher & fridge/freezer, space & plumbing for appliances, smooth ceiling incorporating downlights, tiled flooring.

## Dining Room

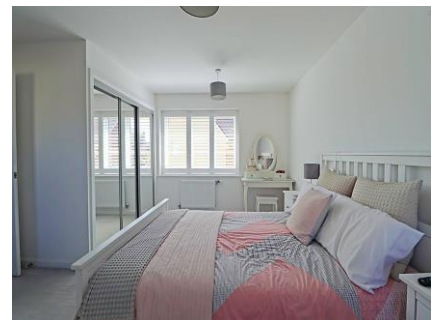
**10' 3" x 10' 3" (3.12m x 3.12m)**

Double glazed bay window to front aspect, radiator, wood effect laminate flooring, smooth ceiling.

## Living Room

**17' 6" x 13' 4" (5.33m x 4.06m)**

Double glazed bay window to front aspect, two double glazed windows to rear aspect, Double glazed French doors to rear garden, radiator, smooth ceiling, carpet flooring.



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**£650,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**First Floor Landing****16' 3" nt 3' 7" x 15' 0" (4.95m nt 1.09m x 4.57m)**

Double glazed window to side aspect, radiator, smooth ceiling, carpet flooring, doors to:

**Master Bedroom****15' 8" x 9' 6" (4.77m x 2.89m)**

Double glazed windows to front &amp; rear aspects, radiator, fitted wardrobes, smooth ceiling, carpet flooring, door to:

**En-Suite****9' 4" x 4' 2" (2.84m x 1.27m)**

Obscure double glazed window to rear aspect, stainless steel heated towel rail, wall mounted hand basin, low level WC with concealed cistern, double shower cubicle with raised shower system, complimentary tiling to walls, smooth ceiling, tiled flooring.

**Bedroom 2****13' 6" x 10' 4" (4.11m x 3.15m)**

Double glazed windows to front &amp; rear aspects, radiator, smooth ceiling, carpet flooring.

**Bedroom 3****13' 6" x 8' 4" (4.11m x 2.54m)**

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

**Bedroom 4****9' 9" x 9' 4" (2.97m x 2.84m)**

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

**Bathroom**

Obscure double glazed window to ? aspect, stainless steel heated towel rail, paneled bath with glass shower screen &amp; raised shower system, low level WC with concealed cistern, wall mounted hand basin, complimentary tiling to walls, smooth ceiling, tiled flooring.

**Rear Garden**

Laid with artificial grass, paved seating area, raised flower bed, hard standing for shed.

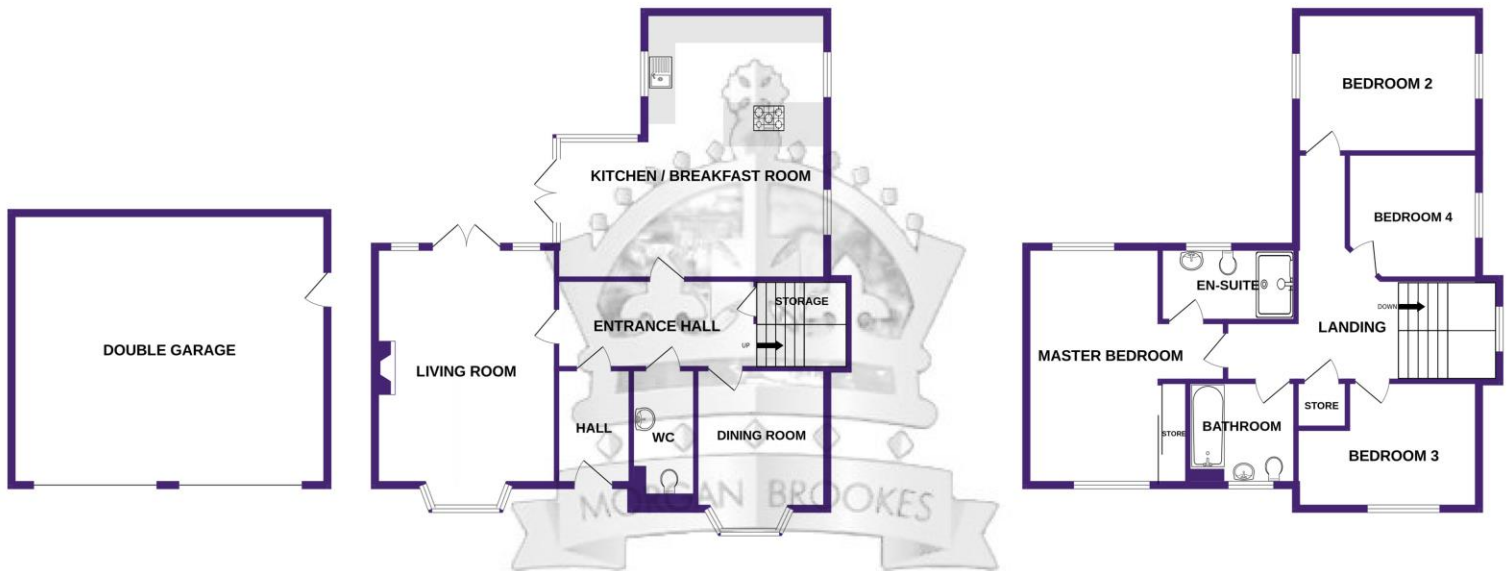
**Double Garage****23' 2" x 20' 0" (7.06m x 6.09m)**

Two electric doors, double glazed paneled door to rear garden.



GROUND FLOOR  
1368 sq.ft. (127.1 sq.m.) approx.

1ST FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



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TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

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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