

# Ist Call

## SALES AND LETTINGS



**Goldsworthy Drive, Great Wakering, SS3 0AU**

**Offers Over £440,000**

This spacious and beautifully presented two double bedroom detached bungalow benefitting from a south facing rear garden and off street parking simply has to be viewed to be appreciated. Offering a bright and airy 28'7 lounge/ diner with log burning stove there is also a beautiful 24'4 modern fitted kitchen whilst the property further benefits from two double bedrooms with an en suite to the master and a luxuriously fitted bathroom. Situated in a great semi rural location on the outskirts of Great Wakering Village and beautifully presented throughout, this is one property not to be missed.



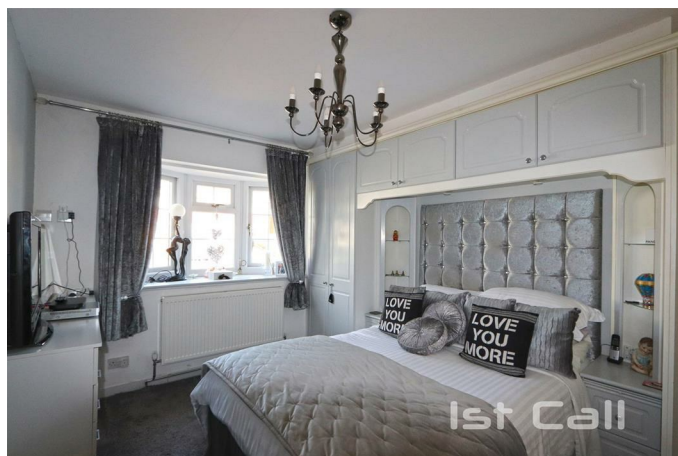
### Accommodation Comprising

Block paved path providing access to front door leading to...

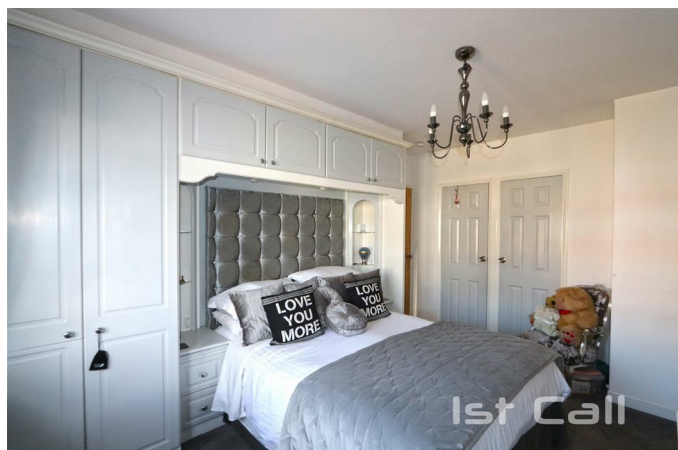
### Entrance Hall

Radiator, original parquet wood block flooring, large built in storage cupboard, loft access (we are advised that there is a drop down ladder and the loft space is partially boarded and has a light connected), dado rail, smooth plastered ceiling with inset spotlights, doors off to...

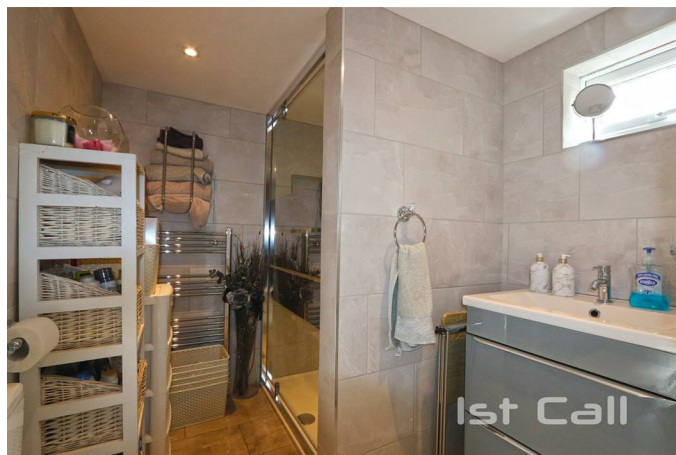
### Bedroom 1 13'10 x 9'10 (4.22m x 3.00m)



Double glazed oriel bay window to front, radiator, comprehensive range of fitted wardrobe cupboards incorporating matching bedside units, additional built in wardrobe cupboards, smooth plastered ceiling, door to...



### En Suite 7'3 x 6' (2.21m x 1.83m)



Fully tiled walls and flooring with modern suite comprising large glazed walk in shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

### Bedroom 2 11'10 x 9' (3.61m x 2.74m)



Double glazed oriel bay window to front, radiator, smooth plastered coved ceiling...

### Lounge/ Diner 28'7 x 11'11 (8.71m x 3.63m)

### Lounge Area



Obscure double glazed window to side, radiator, feature fireplace with inset log burning stove, dado rail, smooth plastered coved ceiling, opening to...





### Dining Area



Double glazed french doors leading to garden, large double glazed roof lantern flooding the room with light, radiator, smooth plastered coved ceiling with inset spotlights...

### Bathroom 8'7 x 5'6 (2.62m x 1.68m)



Beautiful fully tiled family bathroom with suite comprising panelled bath with mixer tap and shower attachment, separate glazed shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to side...

### Kitchen 24'4 x 9'10 (7.42m x 3.00m)



Fitted with a comprehensive range of modern oak effect base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated six burner electric hob with extractor hood over and glass splashback, two separate integrated double ovens and microwave, space and plumbing for washing machine and dishwasher, space for tumble dryer and American style fridge/freezer, large pull out pantry cupboard and further full height storage cupboards, matching range of wall mounted units, tiled flooring, radiator, large roof lantern flooding the space with light, double glazed window to side and further double glazed window and door to rear...



## Externally

### Front Garden

Block paved providing off street parking and providing access to...

### Integral Garage

With up & over door, the garage has been shortened to allow for the en suite to be added and is now not suitable for a vehicle but ideal for storage purposes...

### Rear Garden



South facing mostly paved, covered side area with external lighting and power sockets and wood store, outside tap, gate providing side access...



### Agents Note

One of the garden buildings houses a hot tub which is still under warranty and could be left but would be subject to separate negotiations...

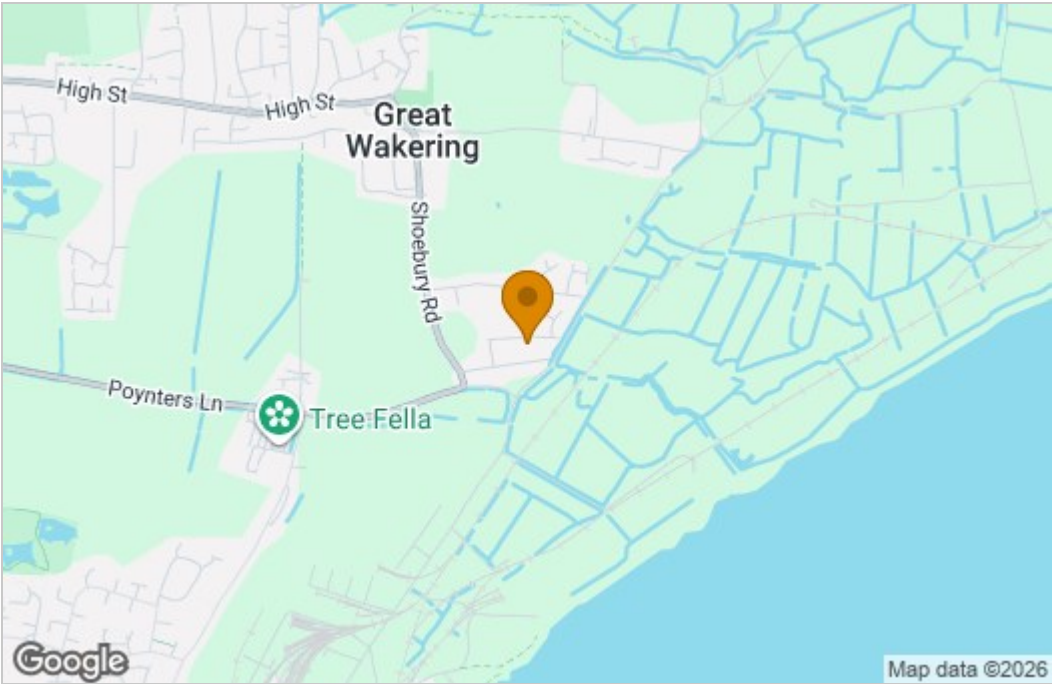


Floor Plan

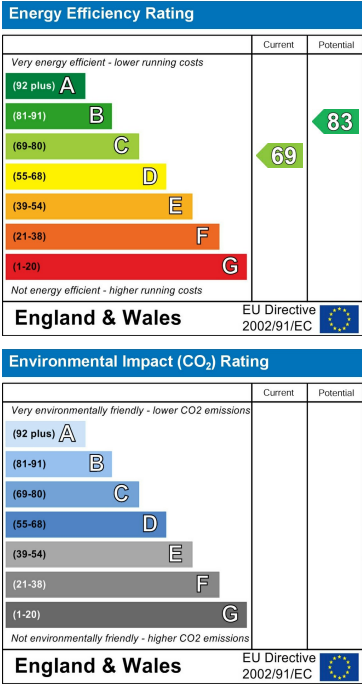


TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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