



3 BED DETACHED HOUSE

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## 18 Woolards Way, South Woodham Ferrers, Essex CM3 5NW

To be sold with no onward chain. Fully detached three bedroom house built circa 2005 conveniently situated close to local schools, shops and train station. This particular house features a spacious entrance hall, ground floor cloak room w.c, kitchen/diner, additional utility room, spacious lounge plus PVCu double glazed conservatory over looking the rear garden, the ground floor also benefits from under floor heating, up on the first floor you'll find three good size bedrooms two of which have built in/fitted wardrobes, plus a modern fully tiled shower room. Externally the home provides a 45ft low maintenance rear garden plus garage with extensive driveway allowing parking for multiple vehicles. Freehold, Council Tax band D. EPC rating D

Price £450,000



## ACCOMMODATION

### GROUND FLOOR

PVCu double glazed door into: -

### ENTRANCE HALL

PVCu double glazed window to side, ceramic tiled floor with under floor heating, stairs to first floor, coved cornice to textured ceiling, heating thermostat.

### CLOAKROOM/W.C.

Two piece white suite comprising wash hand basin with cupboard under, low level w.c., fully tiled to walls and floor, extractor fan, under floor heating.

### KITCHEN/BREAKFAST ROOM 14'9" x 10' (4.50m x 3.05m)

PVCu double glazed bay window to front, shaker style eye and base level units, laminate work surface inset stainless steel one and a half bowl sink unit with mixer tap and waste disposal, integrated gas hob with extractor fan over, built-in oven and microwave, integrated fridge and freeze, built-in cupboard housing Worcester Bosch gas central heating boiler, also hot water tank (installed 2023 and 2024 respectively), PVCu double glazed door to side, laminate floor with under floor heating, textured ceiling with inset spotlights.

### UTILITY ROOM 8'6" x 5'8" plus door recess (2.59m x 1.73m plus door recess )

Shaker style eye and base level units, Butler sink with mixer tap, plumbing for washing machine, ceramic tiled floor with under floor heating, heating thermostat, door to garage, also door to rear garden.

### LOUNGE 16'9" x 10'5" (5.11m x 3.18m)

PVCu double glazed window to rear, glazed double doors to conservatory, smooth stone feature fireplace and hearth, inset gas living flame fire, laminate flooring with under floor heating, coved cornice to textured ceiling.

### CONSERVATORY 10' x 8'6" (3.05m x 2.59m)

Brick built base, PVCu double glazed windows to two elevations, PVCu double glazed French style doors to side leading to garden, polycarbonate roof, ceramic tiled floor.

### FIRST FLOOR

### LANDING

PVCu double glazed window to side, loft hatch.

### BEDROOM 1 11' x 10' (3.35m x 3.05m)

PVCu double glazed window to front, radiator, generous range of fitted bedroom units also built-in triple wardrobe.

### BEDROOM 2 12'3" x 8'4" plus door recess (3.73m x 2.54m plus door recess)

PVCu double glazed window to rear, radiator, built-in double wardrobe, coved cornice to textured ceiling.

### BEDROOM 3 8'10" x 8' (2.69m x 2.44m)

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

### SHOWER ROOM 8'1" x 7'1" (2.46m x 2.16m)

PVCu double glazed window to front, modern white suite comprising wash hand basin with cupboard under, back to wall w.c., 1500mil shower unit with glazed screen, power shower, fully tiled to walls, laminate floor, chrome heated towel rail, radiator, eye level cabinets.

### EXTERIOR

### REAR GARDEN 45' x 25' (13.72m x 7.62m)

Low maintenance garden, multi-tiered, summer house, perimeter fence, gate to side.

### GARAGE

Up and over door, power & light connected.

### 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.

- FOR SALE WITH NO ONWARD CHAIN
- DETACHED THREE BEDROOM HOUSE
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- UTILITY ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- SPACIOUS LOUNGE
- GROUND FLOOR W.C
- GROUND FLOOR UNDER FLOOR HEATING
- GARAGE & DRIVEWAY PARKING
- FREEHOLD, EPC RATING D. COUNCIL TAX BAND D

