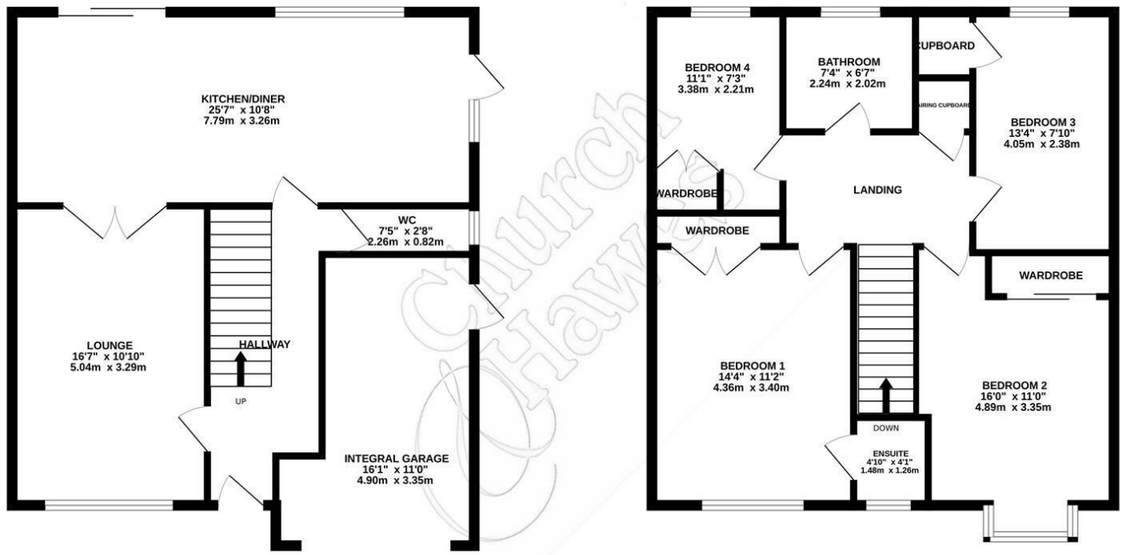
GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 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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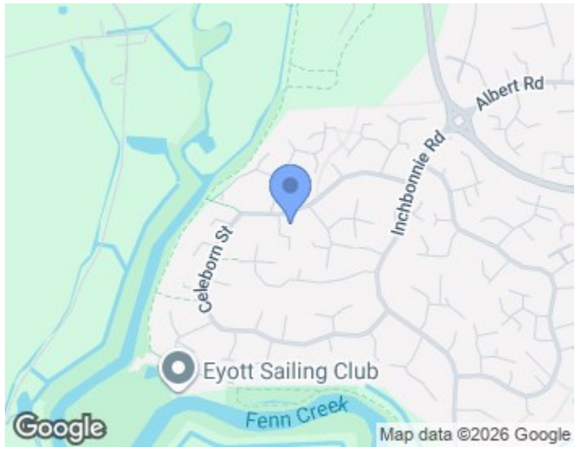

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Estate Agents, Valuers, Letting & Management Agents

47 Celeborn Street, South Woodham Ferrers, CM3 7AE

SOLD PRIOR TO MARKETING - This impeccably maintained 4-bedroom detached home offers a sophisticated blend of comfort and modern functionality. Situated in a quiet residential pocket of South Woodham Ferrers, the property is designed for seamless family living and effortless entertaining. Viewing is an absolute must! Tenure: Freehold - EPC Rating: D - Council Tax Band: E

£550,000

Church Hawes Countryside
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The Property Ombudsman

Hallway
The hallway offers a welcoming entrance with light walls and wood-effect flooring, where a neat arrangement of furniture and soft natural light create a bright and airy feel. It leads comfortably to other rooms on the ground floor and provides access to the staircase up to the first floor.

Lounge 16'7" x 10'10" (5.04m x 3.29m)
This spacious lounge is bright and inviting, featuring large windows that flood the room with natural light and offer views towards the front of the property. Soft green walls and warm wood flooring combine to create a cosy atmosphere, ideal for relaxing or entertaining. The room flows effortlessly through double doors into the kitchen and dining area, enhancing the sense of space and connectivity.

Kitchen/Diner 25'7" x 10'8" (7.79m x 3.26m)
The kitchen/dining area is a bright and airy open-plan space, fitted with cream cabinetry and wood-effect work surfaces that provide ample storage and preparation areas. The kitchen features a built-in oven, gas hob with extractor, and a farmhouse-style sink positioned beneath a large window overlooking the rear garden. Stone-effect tiled flooring extends throughout, complementing the neutral tones. The dining area comfortably accommodates a sizeable table and chairs, creating a perfect family space with direct access to the garden via patio doors.

WC 7'5" x 2'8" (2.26m x 0.82m)
The cloakroom is thoughtfully designed with patterned floor tiles, featuring a compact basin and toilet. A heated towel rail and soft green walls add a touch of style to this practical space, which is conveniently located just off the hallway.

Landing
The landing on the first floor is carpeted and provides access to all bedrooms, the bathroom, and useful built-in storage cupboards. It is decorated in soft, neutral tones and brightened by natural light from the window.

Bedroom 1 14'4" x 11'2" (4.36m x 3.40m)
Bedroom 1 is a generously sized principal bedroom with soft blue walls and neutral carpet underfoot. It benefits from fitted wardrobes providing excellent storage and natural light from a large window. The room also has a private ensuite shower room, which includes modern white fixtures, a shower enclosure with decorative tiling, and practical storage beneath the basin.

Bedroom 2 16'0" x 11'0" (4.89m x 3.35m)
Bedroom 2 is a spacious double room with calming green walls and light carpeting. It features a large fitted wardrobe and enjoys ample natural light from a front-facing window. The room offers a versatile space suitable for a comfortable bedroom or study area.

Bedroom 3 13'4" x 7'10" (4.05m x 2.38m)
Bedroom 3 is a cosy room with neutral décor and a large window that fills the space with daylight. It includes a built-in wardrobe providing useful storage and is perfectly sized for use as a single bedroom or guest room.

Bedroom 4 11'1" x 7'3" (3.38m x 2.21m)
Bedroom 4 is a smaller room decorated with pale tones and fitted wardrobes. It is ideal for a child's bedroom or a quiet home office, with natural light from a window overlooking the side of the property.

Bathroom 7'4" x 6'7" (2.24m x 2.02m)
The family bathroom features modern fittings with a white suite including a bath with overhead shower, basin, and WC. Marble-effect wall tiles add a sense of luxury, complemented by wood-effect flooring and a vertical heated towel rail. A frosted window provides natural light while maintaining privacy.

Rear Garden
The rear garden is a delightful outdoor space with a large paved patio area ideal for dining and relaxing, which opens onto a well-maintained lawn bordered by mature trees and shrubs. It offers a safe and private area for children to play and space for outdoor furniture, creating an inviting setting for al fresco entertaining.

Integral Garage 16'1" x 11'0" (4.90m x 3.35m)
The integral garage provides secure parking and additional storage with external access from the side, making it a convenient space for vehicles or household items.

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.

- Four well-proportioned bedrooms and a cozy, inviting reception room.
- Two contemporary, high-specification bathroom & WC.
- Located in the sought-after South Woodham Ferrers area, known for its strong community feel and proximity to local shops, parks, and top-tier schools.
- Excellent transport links, making it an ideal base for commuting professionals.
- Stunning 25ft Kitchen/Diner
- Close to River Walks
- Easy to maintain rear garden
- Essential integral garage
- Ample off street parking
- Quiet mews location

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