



Elizabeth Gardens | | Rochford | SS4 1FS

Offers Over £575,000

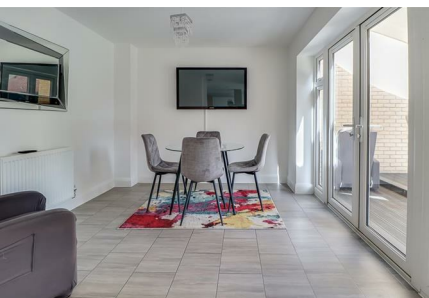
**bear**  
*Estate Agents*

## Elizabeth Gardens | Rochford | SS4 1FS Offers Over £575,000

\* Built June 2021 \* Bear Estate Agents are delighted to bring to the market this impressive four bedroom detached family home in Rochford. Set within the sought-after Eastbury Park Estate, the property offers spacious living throughout with multiple reception spaces, two ensuite bedrooms, a stunning open plan kitchen/diner and a large rear garden, making it a perfect family retreat.

- Detached Four Bedroom Family Home
- Bay Fronted Lounge and Separate Study
- Utility Room, Ground Floor WC and Storage
- Second Double Bedroom with Ensuite plus Two Further Generous Bedrooms
- Large Laid to Lawn Rear Garden with Decking, Garage and Ample Parking
- Sought-After Eastbury Park Estate Location
- Stunning Open Plan Kitchen/Diner with Island and Integrated Appliances
- Master Bedroom with Built-in Wardrobes and Ensuite Shower Room
- Modern Three Piece Family Bathroom
- Close to Schools, Amenities, Bus Links and Rochford Train Station





Internally, the accommodation begins with a welcoming entrance hall leading to a bay fronted lounge, a separate study and a bright, open plan kitchen/diner featuring integrated appliances, a central island and two sets of French doors opening to the garden. A utility room with a side courtesy door, ground floor WC and storage complete the ground floor. The first floor hosts a master bedroom with built-in wardrobes and a stylish ensuite shower room, a second double bedroom also with an ensuite, two further generously sized bedrooms and a modern three piece family bathroom. The exterior boasts a large laid to lawn garden with a decked seating area, perfect for entertaining. To the front, the property benefits from ample off-street parking and a garage with a courtesy door to the garden. The home further includes air conditioning in the lounge and master bedroom, high performance glazing and gas central heating throughout.

The property is positioned on Elizabeth Gardens within the desirable Eastbury Park Estate in Rochford. It is well-placed for catchment schools including Stambridge Primary Academy and Waterman Primary Academy, along with convenient access to bus links, Rochford Train Station and a wealth of local amenities.

## **Four Bedroom Detached House**

### **Entrance Hall**

### **Lounge**

### **Kitchen/Diner**

27'8 x 13'11 (8.43m x 4.24m)



### Utility Room

6'0 x 5'9 (1.83m x 1.75m)

### Study

9'3 x 8'7 (2.82m x 2.62m)

### WC

5'2 x 4'4 (1.57m x 1.32m)

### Landing

### Bedroom One

12'4 x 9'11 (3.76m x 3.02m)

### Ensuite One

7'4 x 4'6 (2.24m x 1.37m)

### Bedroom Two

11'9 x 11'7 (3.58m x 3.53m)

### Ensuite Two

8'6 x 4'8 (2.59m x 1.42m)

### Bedroom Three

11'2 x 8'6 (3.40m x 2.59m)

### Bedroom Four

10'9 x 5'10 (3.28m x 1.78m)

### Bathroom

7'5 x 6'4 (2.26m x 1.93m)

### Garden

### Off-Street Parking

### Garage

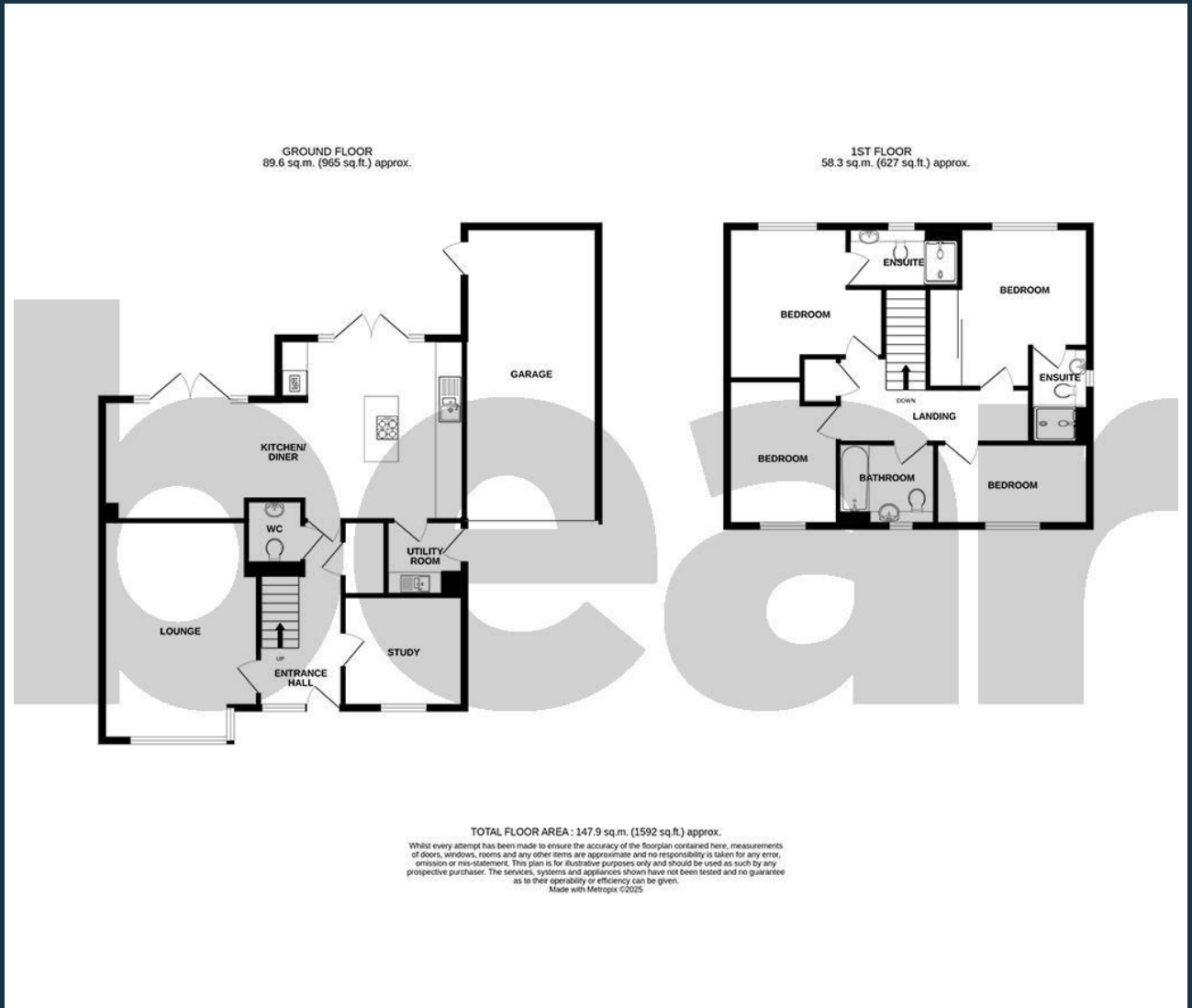
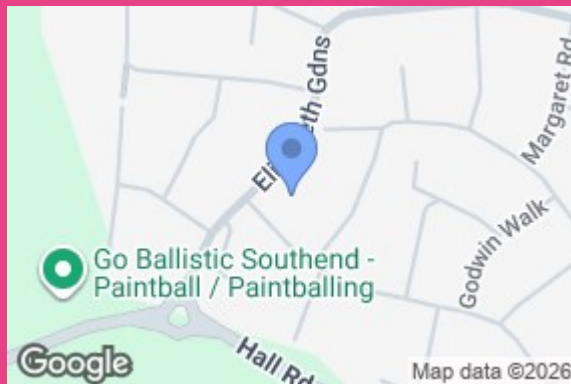
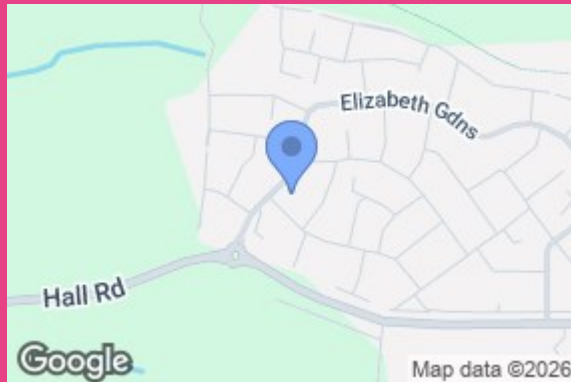
22'6 x 10'3 (6.86m x 3.12m)

### Agents Notes

Built in June 2021

NHBC expires June 2031





| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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