



**MORGAN
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Daws Heath Road, Thundersley



Morgan Brookes believes - This modern 4 bedroom detached home represents the pinnacle of contemporary luxury and comfort. The residence offers a spacious living room and a luxurious kitchen with a banquette dining area. Master suite with a dressing area & en-suite. Modern features include underfloor heating, integrated sound systems, and CCTV.

Our Sellers love - The large south-facing garden, ideal for relaxation and entertaining. The property is within the catchment areas of Thundersley Primary and The Deanes Secondary School.

Key Features

- Stunning Modern Detached Family Home.
- 4 Double Bedrooms & 2 En-Suites.
- Luxury Kitchen With Banquette Dining & Utility.
- Play Room / Office.
- Underfloor Heating.
- Large Landscaped Rear Garden.
- Ample Off Street Parking.

**Guide Price £675,000 -
£700,000**

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Daws Heath Road, Thundersley

Entrance

Obscure double glazed paneled door to:

Entrance Hallway

13' 7" x 9' 7" (4.14m x 2.92m)

Hardwood stairs leading to first floor accommodation, under stairs storage areas, part paneled walls, coving to smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating, doors to:

Ground Floor WC

5' 9" x 2' 9" (1.75m x 0.84m)

Vanity hand basin, low level WC, built in storage unit, complimentary tiling to walls, extractor fan, smooth ceiling incorporating inset downlights, tiled flooring.

Kitchen/Diner

23' 3" x 8' 11" (7.08m x 2.72m)

Double glazed Sash windows to front & rear aspects, fitted with a range of bespoke base & wall mounted units, Quartz square edge work surfaces incorporating Butler sink & drainer with Quooker tap, Gaggenau electric hob with extractor fan over, Gaggenau double oven and combination microwave, warmer drawer, integrated dishwasher, full height fridge & separate freezer, integrated speaker system, banquette dining area, shelving units with fitted lights, smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating, door to:



Utility Room

5' 9" x 5' 6" nt 3' 6" (1.75m x 1.68m)

Fitted with a range of base & wall mounted units, Quartz square edge work surface, space & plumbing for appliances, smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating, double glazed paneled door to rear garden.



Play Room / Office

8' 10" x 6' 7" (2.69m x 2.01m)

Double glazed Sash window to front aspect, fitted shelving unit, coving to smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating.



Living Room

15' 5" x 12' 5" (4.70m x 3.78m)

Double glazed Sash window to side aspect, double glazed bi folding doors to rear garden, built in media wall & speaker system, coving to smooth ceiling incorporating inset downlights, tiled flooring with underfloor heating.

First Floor Landing

11' 5" nt 3' 2" x 9' 4" nt 6' 0" (3.48m x 2.84m)

Airing cupboard, coving to smooth ceiling incorporating inset downlights & loft access, hardwood flooring, doors to:

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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.

Master Bedroom**13' 11" x 8' 8" (4.24m x 2.64m)**

Double glazed Sash windows to front & rear aspects, coving to smooth ceiling incorporating inset downlights, hardwood flooring with underfloor heating, door to: **Dressing Area - 8' 10" x 3' 6" (2.69m x 1.07m)** - Fitted wardrobes, coving to smooth ceiling incorporating inset downlights, hardwood flooring, door to: **En-Suite - 8' 5" x 6' 1" (2.56m x 1.85m)** - Double glazed window to rear aspect, vanity hand basin, low level WC, shower cubicle with glass screen & rainforest shower system, heated towel rail, complimentary tiling to walls, smooth ceiling incorporating inset downlight with sensors, tiled flooring with underfloor heating.

Bedroom 2**13' 2" x 12' 6" (4.01m x 3.81m)**

Double glazed Sash windows to front & side aspects, fitted wardrobes, radiator, coving to ceiling incorporating inset downlights, hardwood flooring, door to:

En-Suite**5' 11" x 5' 7" (1.80m x 1.70m)**

Obscure double glazed window to front aspect, vanity hand basin, low level WC, heated towel rail, coving to smooth ceiling, tiled flooring with underfloor heating.

Bedroom 3**10' 3" x 8' 10" (3.12m x 2.69m)**

Double glazed windows to front aspect, fitted wardrobes, radiator, coving to smooth ceiling incorporating inset downlights, hardwood flooring.

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

Double glazed window to side aspect, fitted wardrobes, radiator, coving to smooth ceiling incorporating inset led and downlights, hardwood flooring.

Family Bathroom**8' 0" x 5' 6" (2.44m x 1.68m)**

Obscure double glazed Sash window to rear aspect, paneled bath, mirror tv, vanity hand basin, heated towel rail, complimentary tiling to walls, smooth ceiling incorporating inset downlights & sensor, tiled flooring with underfloor heating.

Rear Garden

Large porcelain tiled pathway to rear & side aspects, remainder laid to artificial lawn, mature trees & shrubs to boundaries, irrigation system to all flower beds, paved seating area incorporating barbecue/kitchen area, gated side access, door to garage.

Garage

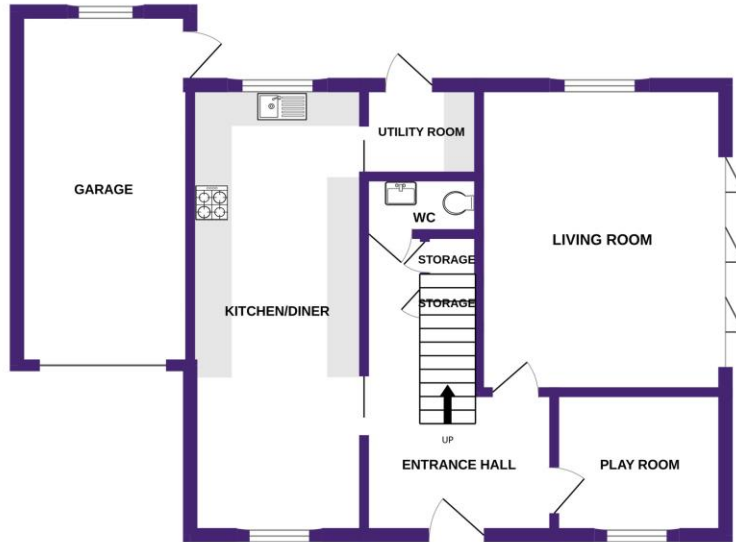
Double glazed window to rear aspect, electric up & over door, double glazed paneled door to side aspect.

Front Of Property

Block paved driveway providing off-street parking for multiple vehicles, electric car charging point, side & garage access.



GROUND FLOOR



1ST FLOOR



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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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