

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ashingdon Road, Rochford, SS4 3DA



Guide Price £400,000 - £425,000

Occupying a corner plot position is this stunning, recently fully refurbished three double bedroom detached bungalow, finished to a very high specification throughout with modern open plan kitchen/breakfast room, luxury bathroom, landscaped rear garden with fully cladded and insulated outbuilding, own driveway to the rear and secluded frontage.

Council Tax Band: D. EPC Rating: F.

Our Ref 19814

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Entrance via double glazed entrance door to

ENTRANCE HALL

Coving to plastered ceiling. Radiators.



BEDROOM ONE 12' 5" x 12' (3.78m x 3.66m)

Double glazed bay window to the front aspect. Coving to plastered ceiling. Contemporary vertical radiator.



BEDROOM TWO 10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed window to the front aspect. Coving to plastered ceiling. Radiators.



BEDROOM THREE 10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to the side aspect. Coving to plastered ceiling. Radiator.



LUXURY BATHROOM

Obscure double glazed window to the side aspect. Wall hung WC with low level cistern. Circular 'table top' wash hand basin with wall hung Oak vanity storage below. Walk-in shower cubicle with thermostatic shower and full height glass shower screen. Marble tiled floor. Complimentary tiled walls. Feature exposed brick wall. Plastered ceiling. Inset spot lights. Heated towel radiator.



LOUNGE 12' 11" x 11' 8" (3.94m x 3.56m)

Two double glazed windows to the side aspect. Feature brick built fireplace. Coving to plastered ceiling. Contemporary vertical radiator. Open plan through to



LUXURY KITCHEN/BREAKFAST ROOM 22' 8" x 16' 8" (6.91m x 5.08m)

Double glazed window to the rear aspect. Double glazed bi-fold doors to the rear. Double bi-fold doors to the side. Modern Shaker style base and eye level units. Quartz work surfaces. Integrated eye level twin electric oven. Separate gas hob with exposed brick splash back and extractor over. Island unit with Quartz work surface, inset sink drainer with Hot Tap, incorporating breakfast bar. Integrated appliances. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiators. Open through to



UTILITY ROOM 9' 9" x 6' 11" (2.97m x 2.11m)

Double glazed window to the side aspect. Shaker style base and eye level units. Square edge work surfaces. Inset stainless steel sink drainer. Brick tiled feature splash backs. Space for appliances. Wood effect flooring. Plastered ceiling. Radiator.



EXTERIOR

The **RECENTLY LANDSCAPED WRAP AROUND GARDEN** commences with steps down to slate paved patio. Laid lawn. Selection of flowers and shrub to borders. Gate providing access to the front. Gate to the rear providing access to own driveway.

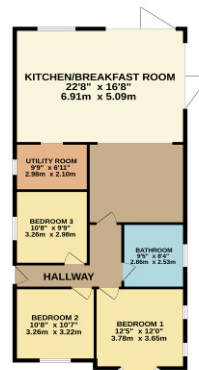
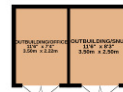


EXTERIOR OFFICE/WORK ROOM (fully insulated) 11' 5" x 7' 4" (3.48m x 2.24m) with double glazed French doors to rear garden, electrics, wood effect flooring, plastered ceiling, inset spot lights. **GARDEN SNUG (fully insulated) 11' 5" x 8' 3" (3.48m x 2.51m)** with double glazed French doors to rear garden, fitted bedroom furniture, electrics, heating, wood effect flooring, plastered ceiling, inset spot lights.



The **FRONT** is approached via private pathway to entrance door. Laid lawn.

GROUND FLOOR
1290 sq ft (119.9 sq m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.
*When views obtained they have been made in daylight in the absence of the furniture contained therein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or otherwise. See the plan.

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