

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Nelson Road, Rochford, SS4 3EJ



Guide Price:
£500,000 - £525,000

Set within the sought after Trafalgar Green development, in a desirable position backing open fields and with views of the communal garden areas, is this stunning four bedroom detached family home, maintained by the current owner to a very high standard throughout, with modern fitted kitchen, bathroom and master bedroom en suite, beautifully landscaped rear garden, own driveway providing off-street parking and detached garage.

Close walking distance to all local amenities.

NO ONWARD CHAIN.

EPC Rating: tbc. Council Tax Band: F. Ref 20041

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Entrance via double glazed entrance door to **ENTRANCE HALL**

Stairs to first floor accommodation. Full height storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



LOUNGE 20' 2" x 10' 8" (6.15m x 3.25m)

Double glazed window to the front aspect. Double glazed French doors providing access to rear garden. Coving to plastered ceiling. Radiators.



DINING ROOM 10' 10" x 9' 9" (3.3m x 2.97m)

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



MODERN FITTED KITCHEN 10' 10" x 10' 6" (3.3m x 3.2m)

Double glazed window to the rear aspect. Comprehensive range of modern base and eye level units. Wood effect work surfaces. Inset one and half stainless steel sink drainer unit. Integrated twin electric oven. Separate gas hob with extractor above. Integrated dish washer. Tiled floor. Coving to plastered ceiling. Inset spot lights.



UTILITY ROOM 6' 5" x 5' 4" (1.96m x 1.63m)

Double glazed door providing access to the rear. Base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Space for appliances. Tiled floor. Coving to plastered ceiling.

GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Wood effect flooring. Coving to plastered ceiling. Heated towel radiator.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 14' 7" x 9' 2" (4.44m x 2.79m)

Double glazed window to the front aspect. Fitted wardrobes to one wall. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM TWO 13' 8" max x 13' 1" max (4.17m x 3.99m) Two double glazed windows to the front aspect. Storage cupboard and additional built-in over stairs storage cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



BEDROOM THREE 10' 6" x 8' (3.2m x 2.44m)

Double glazed window to the rear aspect. Wood effect flooring. Coving to plastered ceiling. Radiator.



EN SUITE

Obscure double glazed window to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with thermostatic shower and Waterfall shower head. Tiled floor. Tiled walls. Heated towel radiator.



BEDROOM FOUR 7' 9" x 7' 3" (2.36m x 2.21m)

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



FAMILY SHOWER ROOM 7' 3" x 5' 5" (2.21m x 1.65m)

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Walk-in shower enclosure. Tiled floor. Tiled walls. Heated towel radiator.



The **FRONT** overlooks the beautifully presented communal gardens and has own driveway to the side providing off-street parking leading **DETACHED GARAGE** with Up & Over door, power and lighting, personal door to rear garden.



EXTERIOR

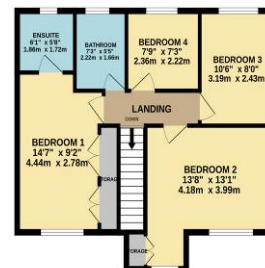
The beautifully **LANDSCAPED SOUTH WEST FACING REAR GARDEN**, backing on to open fields, commences with patio leading to laid lawn. Selection of mature flower and shrub borders. **SHED** to remain. Gate to side providing access to the front.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1318 sq.ft. (122.4 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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