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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

106 Stambridge Road, Rochford, SS4 1DP



**Guide Price:
£525,000 - £550,000**

Situated in a semi rural location is this stunning three/four bedroom semi detached bungalow with has been extended and improved by the current vendors to an extremely high specification throughout. Having a stunning luxury feature extension to rear creating an open plan kitchen/breakfast room with vaulted ceiling with bi fold doors to unoverlooked rear garden. Within walking distance to local shops and schools and the historic market square of Rochford. Viewing highly recommended.

Council Tax Band: C. EPC Rating: D. Our Ref: 20436.

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Accommodation comprises:

Entrance via double glazed door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Plastered ceiling with inset spotlighting.



LOUNGE (POTENTIAL BEDROOM FOUR) 14' 3" x 10' 9" (4.34m x 3.28m)

Double glazed bay window with custom fitted shutters to front aspect. Feature media wall with inset LED lighting and custom shelving. Radiator. Plastered ceiling with inset spotlighting. Wood effect flooring.



BEDROOM ONE 12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window with custom fitted shutters to front aspect. Fitted wardrobes to one wall with mirror fronted sliding doors. Radiator. Coving to plastered ceiling with inset spotlighting.



BEDROOM TWO 10' 9" x 10' 3" (3.28m x 3.12m)

Double glazed window to side aspect. Radiator. Plastered ceiling with inset spotlighting.



BEDROOM THREE 10' 3" x 9' 2" (3.12m x 2.79m)

Double glazed window to rear aspect. Radiator. Plastered ceiling with inset LED spotlighting.

LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to rear aspect. A three piece suite comprising panelled bath with thermostatic shower over and full height glass shower screen, wall hung wash hand basin with black mixer tap and vanity storage below and back to wall wc. Marble tiled walls with complimentary tiled flooring. Plastered ceiling with inset LED spotlighting. Extractor fan. Heated towel radiator.



UTILITY AREA

Space, plumbing and housing for appliances. Full height storage. Wood effect flooring. Plastered ceiling with inset spotlighting. Open plan through to stunning kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 22' 2" x 18' 7" (6.76m x 5.66m)

Feature vaulted plastered ceiling with inset LED spotlighting and inset ceiling speakers. Two large velux windows to side aspect.

KITCHEN AREA

Double glazed window to rear aspect. Feature double glazed bi folding doors to rear aspect. A range of modern Shaker style base and eye level units to one wall incorporating quartz work surface. Hot tap. Integrated twin electric oven. Island unit creating a breakfast bar with induction hob with rising extractor. Integrated fridge freezer. Integrated dishwasher. Wood effect flooring.



BREAKFAST AREA

Ample room for dining table and chairs as well as soft seating area. Feature wood slat wall. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

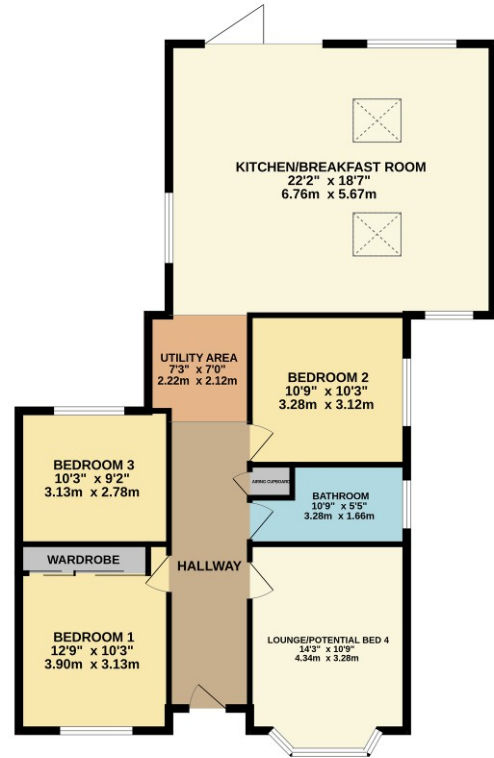
A BEAUTIFULLY LANDSCAPED REAR GARDEN

commencing with patio area leading to garden. Laid to lawn with a selection of mature flower and shrub borders with sleeper edges. The garden backs directly onto the local allotments providing peace and tranquillity. Gate providing access to front.



The **FRONT** has own block paved driveway providing off street parking for approximately three/four vehicles.

GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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