

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ashcombe, Rochford, SS4 1SL



£525,000

Situated in a quiet cul-de-sac is this stunning, four/five bedroom semi-detached family home, vastly improved and extended to create substantial living accommodation in excess of 2000 sq.ft., and benefiting from having master bedroom suite with en suite shower room, large driveway providing off-street parking and detached garage. Viewing advised to fully appreciate the size and quality on offer.

Council Tax Band: E. EPC Rating: tbc.

Ref 20429

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Entrance via double glazed entrance door to

LARGE SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Under stairs cupboard. Further full height walk-in cupboard. Engineered Oak flooring. Under floor heating. Coving to plastered ceiling.



GROUND FLOOR SHOWER ROOM

WC with concealed cistern. Pedestal wash hand basin. Tiled shower cubicle with Aqualisa shower. Tiled floor. Tiled walls. Towel radiator. Extractor.



LOUNGE 26' 3" x 13' 3" (8m x 4.04m)

Double glazed window, with built-in blinds, to the front aspect. Double glazed bi-fold doors, with built-in blinds, providing access to the rear garden. Engineered Oak flooring. Under floor heating. Coving to plastered ceiling. Inset spot lights.



DINING ROOM / BEDROOM FIVE 15' 11" x 10' 6" (4.85m x 3.2m)

Double glazed window, with built-in blinds, to the front aspect. Engineered Oak flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



UTILITY ROOM 7' 7" x 4' 1" (2.31m x 1.24m)

Base and eye level units. Laminate work surfaces. Inset stainless steel sink drainer unit. Space for appliances. Amtico flooring. Under floor heating. Coving to plastered ceiling.

KITCHEN/BREAKFAST ROOM 20' 3" max x 16' 11" max (6.17m x 5.16m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear garden. Comprehensive range of modern high gloss base and eye level units. Laminate work surfaces and splash backs. Inset stainless steel sink drainer unit. Inset four ring gas hob with oven below and extractor hood above. Integrated dishwasher. Space for appliances. Amtico flooring. Under floor heating. Coving to plastered ceiling. Inset spot lights.



FIRST FLOOR ACCOMMODATION

LANDING

Large feature double glazed window to the rear aspect. Under floor heating. Plastered ceiling. Access to larger than average fully boarded loft offering stand-up height storage, with pull-down wood loft ladder, power and lighting.



BEDROOM ONE 18' 11" x 13' 2" (5.77m x 4.01m)

Double glazed window to the front aspect. Coving to plastered ceiling. Inset spot lights. Under floor heating.



EN SUITE

Obscure double glazed window, with built-in blinds, to the rear aspect. WC with concealed cistern. Wall mounted wash hand basin. Tiled shower cubicle with thermostatic shower. Tiled floor. Under floor heating. Tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



BEDROOM TWO 15' 10" x 9' 9" (4.83m x 2.97m)

Double glazed window to the front aspect. Under floor heating. Coving to plastered ceiling.



BEDROOM FOUR 14' 4" max x 9' 3" max (4.37m x 2.82m)

Double glazed window to the rear aspect. Under floor heating. Coving to plastered ceiling.



BEDROOM THREE 10' 7" x 8' 9" (3.23m x 2.67m)

Double glazed window to the rear aspect. Under floor heating. Coving to plastered ceiling.



FAMILY BATHROOM

Obscure double glazed window, with built-in blinds, to the front aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath. Tiled floor. Under floor heating. Part tiled walls. Coving to plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

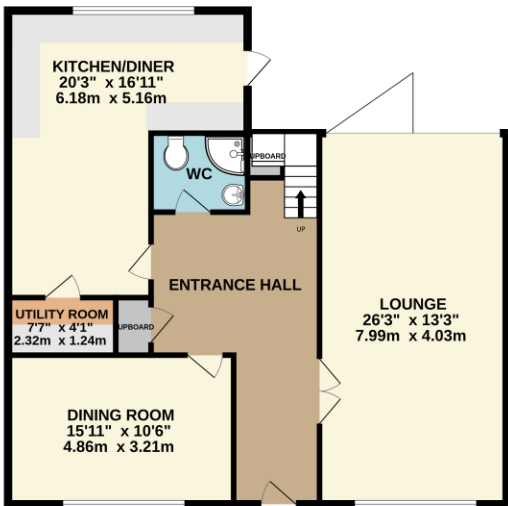
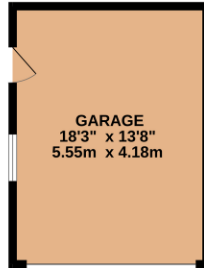
The **RECENTLY LANDSCAPED REAR GARDEN** commences with beautifully paved patio area sweeping around to the side and front. Artificial lawn area. Selection of mature flowers, trees and shrubs to borders. Cast iron gates providing access to the front.



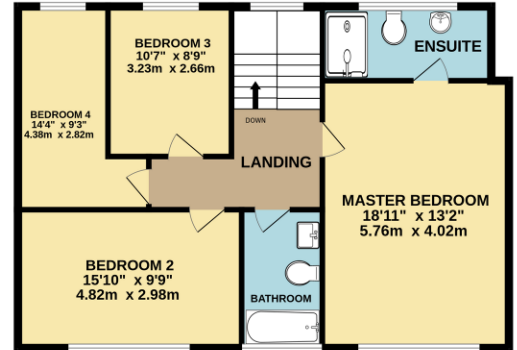
The **FRONT** has own paved driveway providing off-street parking for several vehicles leading through cast iron gates to the rear and **PITCHED ROOF DETACHED GARAGE** with electric Roller door to the front, power and lighting, personal door to rear garden.



GROUND FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 2152 sq.ft. (199.9 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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