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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

2 Patricia Villas, Hall Road, Rochford, SS4 1PE



Guide Price:
£500,000 - £550,000

We are delighted to bring to market this stunning three bedroom semi detached character cottage situated in a semi rural position with a 75ft south facing beautifully landscaped rear garden. Having been improved by the current owners to a very high specification with open plan kitchen/breakfast room, modern fitted bathroom, loft room with far reaching views and own driveway providing off street parking.

Within walking distance to local amenities. Viewing highly recommended.
Council Tax Band: D. EPC Rating: TBC. Our Ref: 18263.

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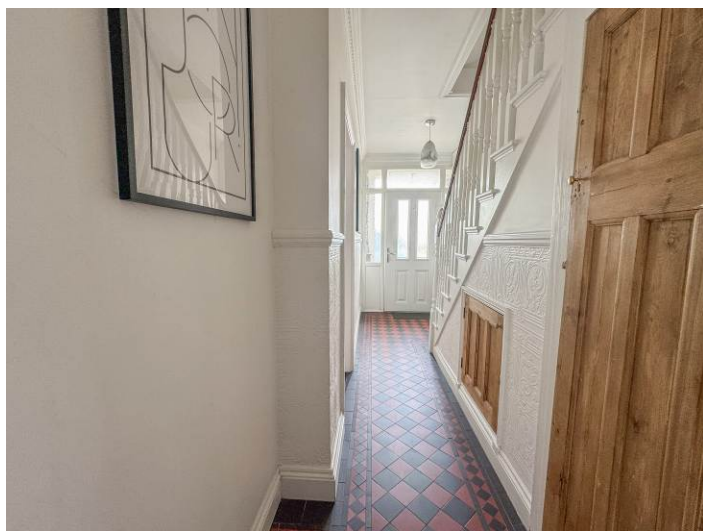


Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Radiator. Contemporary tiled flooring. Coving to plastered ceiling.



LOUNGE 16' 6" into bay x 11' 7" (5.03m x 3.53m)

Double glazed bay window to front aspect. Feature fireplace with inset fire, oak surround and tiled hearth. Radiators. Coving to plastered ceiling with inset LED spotlighting.



FAMILY ROOM 17' 10" x 12' 9" (5.44m x 3.89m)

Double glazed window to side aspect. Part feature panelled walls. Tiled flooring with under floor heating. Plastered ceiling with inset LED spotlighting. Open plan to kitchen.



KITCHEN 11' x 10' 11" (3.35m x 3.33m)

Double glazed windows to rear aspect. A comprehensive range of custom fitted fully cased base and eye level units incorporating granite work surface with butler sink and chrome mixer taps. Space for Range Cooker. Feature brick tiled splash backs. Custom made island unit with granite work surface providing breakfast bar and further storage. Radiator. Plastered ceiling with inset LED spotlighting. Tiled flooring with under floor heating. Door to utility room.



UTILITY ROOM 6' 10" x 5' 9" (2.08m x 1.75m)

Base and eye level units incorporating granite work surface. Space and plumbing for appliances. Door to shower room. Door to conservatory. Tiled flooring with under floor heating. Plastered ceiling.

SHOWER ROOM

A three piece suite comprising tiled shower cubicle with thermostatic shower, wall mounted wash hand basin and high level wc. Tiled flooring.



CONSERVATORY 11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed windows to all rear aspects. Double glazed French doors providing access to rear garden. Feature panelled wall. Wood effect tiled flooring. Radiator.



FIRST FLOOR LANDING

Stairs to second floor accommodation.

BEDROOM ONE 14' 10" x 11' 8" (4.52m x 3.56m)

Double glazed window with custom fitted shutters to front aspect. Radiator. Coving to ceiling.



BEDROOM TWO 12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed windows to rear aspect. Radiator. Coving to ceiling. Herringbone wood flooring.



BEDROOM THREE 8' 2" x 6' 2" (2.49m x 1.88m)

Double glazed window with custom fitted shutters to front aspect. Radiator. Coving to ceiling.

LUXURY BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising freestanding roll top bath with chrome mixer taps and telephone handset shower attachment, tiled corner shower cubicle with thermostatic shower, pedestal wash hand basin with chrome mixer taps and high level wc. Radiator. Part tiled brick feature tiled walls. Contemporary tiled flooring. Coving to plastered ceiling.



SECOND FLOOR LOFT ROOM 17' 10" x 9' 8" (5.44m x 2.95m)

Velux windows to rear aspect. Radiator. Eaves storage cupboards. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

A STUNNING RECENTLY LANDSCAPED SOUTH FACING REAR GARDEN measuring approximately 75ft (22.86m) commencing with paved patio area leading to a beautifully maintained rear garden. A selection of mature flower and shrub borders with sleeper edging. Continuation of patio leading to pathway to rear of garden.



LARGE OUTBUILDING 16' x 12' (4.88m x 3.66m) Power and lighting. Gate providing access to front.

The **FRONT** has own driveway providing off street parking for several vehicles.



While every attempt has been made to ensure the accuracy of the foregoing information, the Seller, the Agent, the Surveyor and any other persons are not responsible for any errors or omissions in the information. The Buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Made with Metropack 12/2023

Consumer Protection from Unfair Trading Regulations 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.