



King Edwards Road, South Woodham Ferrers , Essex CM3 5PQ
Price £600,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Modern four bedroom detached family home conveniently situated just a short walk from the railway station, local shops and the acclaimed Woodville primary school. This bespoke home offers a wealth of features to include an impressive kitchen/diner with integrated appliances, spacious dual aspect lounge, separate dining room, large master bedroom with en-suite shower room and bathroom, plus an impressive 20'8 x 12'9 orangery with bi fold doors leading out onto the landscaped, south facing rear garden. Externally, the property boasts off street driveway parking for several vehicles plus additional garage. We highly recommend a viewing to avoid disappointment. Freehold. Council tax band E. EPC rating C



ENTRANCE

Hardwood front door with obscure glazed panel to side into: -

PORCH

PVCu double glazed window to side elevation, PVCu double glazed door leading to: -

HALL WAY

Stairs to first floor, vertical radiator, coved cornice to smooth ceiling, doors to: -

CLOAKROOM

PVCu obscure double glazed window to side, refitted low level w.c., wall mounted wash hand basin with cupboard under, Corian plinth, oak flooring, ceramic tiled splashbacks, coved cornice to smooth ceiling, extractor fan.

LOUNGE 22'9 x 11'8 (6.93m x 3.56m)

PVCu double glazed window to front, radiator, PVCu double glazed bi-fold doors to rear, further radiator, cast iron log burner with stone hearth and solid wood mantle, coved cornice to smooth ceiling.

DINING ROOM 16'2 x 10'9 (4.93m x 3.28m)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling.

KITCHEN 17'1 x 10'9 (5.21m x 3.28m)

Refitted with a range of cream high gloss eye and base level units with co-ordinating laminate work surface incorporating breakfast bar, inset enamel sink with drainer, electric oven/grill, six gas hob, extractor hood, integrated dishwasher, integrated washing machine, space for American style fridge freezer, wine cooler, vertical radiator, tiled floor.

ORANGERY 20'8 x 12'9 (6.30m x 3.89m)

Recently constructed, brick built base with PVCu double glazed windows to side and rear elevations, further double glazed bi fold doors with custom made blinds leading out to rear garden, smooth plaster ceiling with inset spot lighting, engineered oak flooring, two wall mounted gel heaters.

FIRST FLOOR

LANDING

Loft access, vertical radiator, airing cupboard housing hot water cylinder and linen storage, coved to smooth ceiling, doors to: -

BEDROOM ONE 17'5 x plus door recess x 10'5 (5.31m x plus door recess x 3.18m)

PVCu double glazed window to front, radiator, coved cornice to smooth ceiling, door to: -

EN-SUITE

Refitted white suite comprising shower cubicle with power shower, wash hand basin with cupboard under, low level w.c. Oak flooring

BEDROOM TWO 11'9 x 9'1 (3.58m x 2.77m)

PVCu double glazed window to rear, radiator, coved cornice to smooth ceiling.

BEDROOM THREE 10'9 x 9'11 (3.28m x 3.02m)

PVCu sealed unit double glazed window to rear, radiator, coved cornice to smooth ceiling.

BEDROOM FOUR 11'9 x 10'2 (3.58m x 3.10m)

PVCu dormer window to front, radiator, coved cornice to smooth ceiling.

BATHROOM

Obscure double glazed window to rear, Re fitted suite comprising bath with central mixer taps, power shower over, pedestal wash hand basin, low level w.c., ceramic tiled walls, Oak wood flooring, vertical radiator, extractor fan.

EXTERIOR

REAR GARDEN

South facing landscaped rear garden commencing extensive paved patio area, remainder laid to lawn with raised flower and shrub beds, outside lighting, outside tap, side access with gate leading to driveway.

FRONT

Extensive block paved driveway parking for several vehicles, dwarf boundary retaining wall.

GARAGE

Up & over door with power and light connected.

AGENTS NOTE

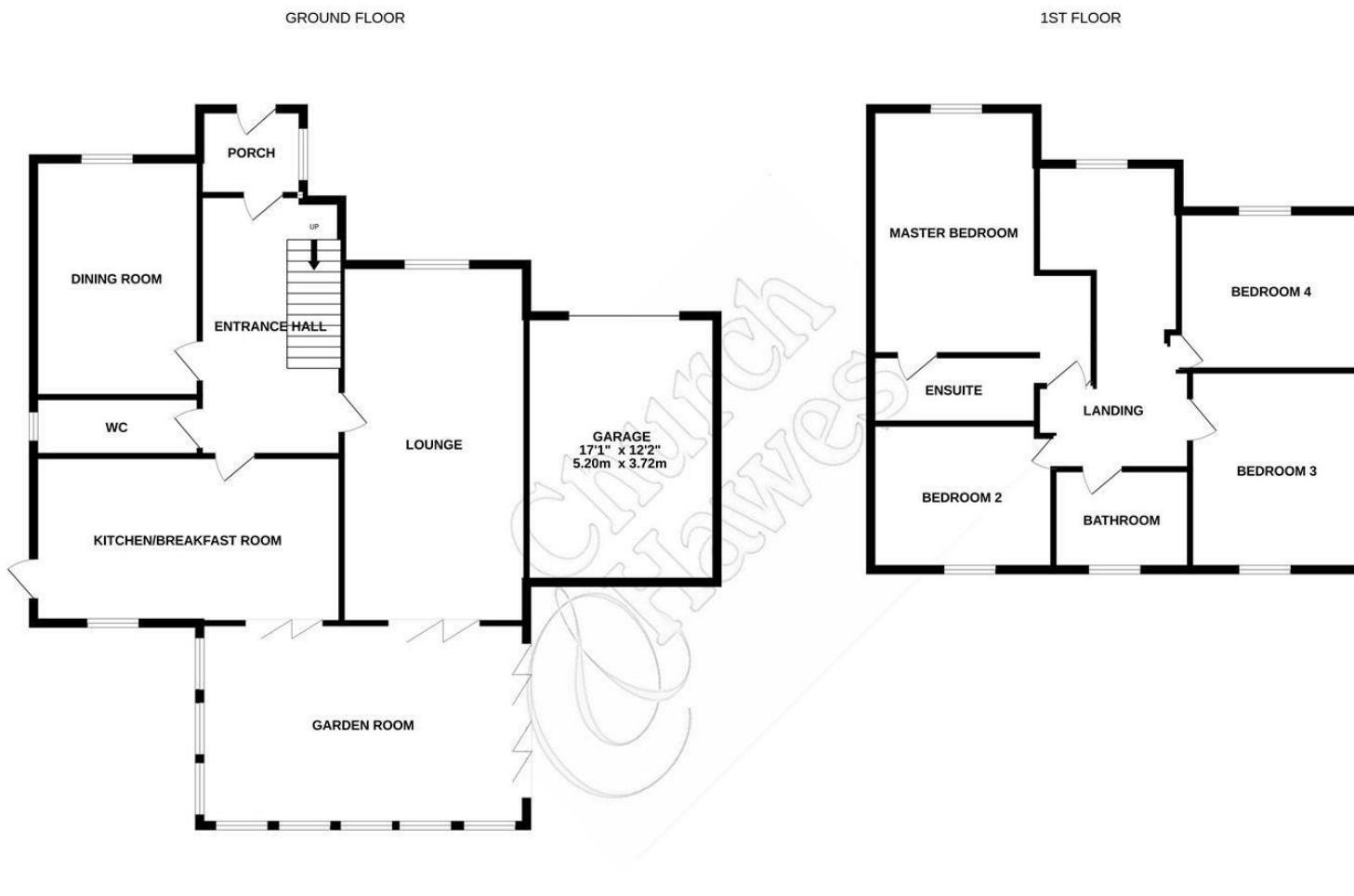
We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.







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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