



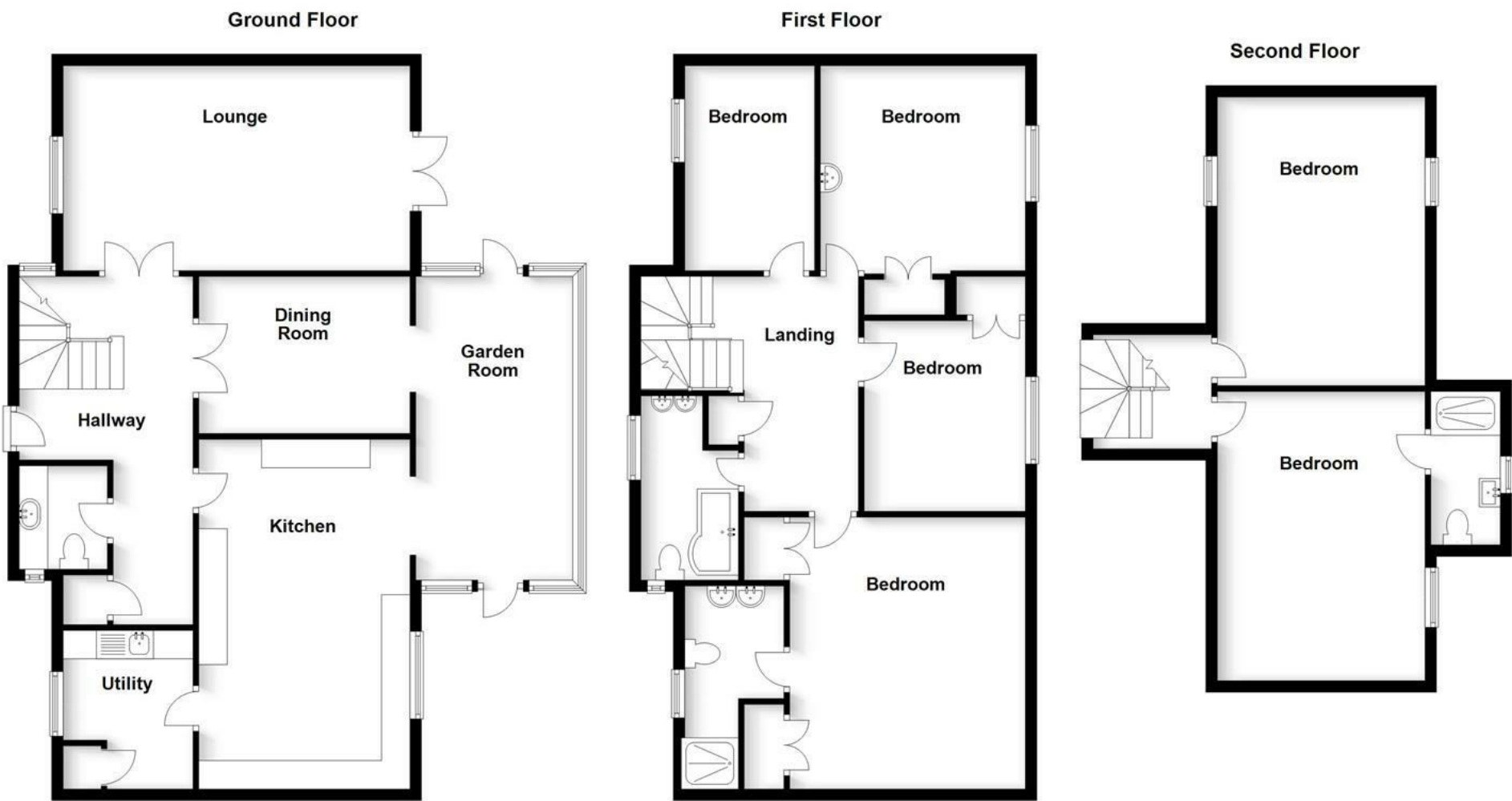
16 Drywoods, South Woodham Ferrers , CM3 5ZG
Offers in excess of £800,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO CHAIN SALE. This substantial 6 bedroom home has been meticulously looked after by the current owners who have undertaken many improvements during their period of ownership, with the family having flown the nest they are ready to move on with their future plans. The accommodation is ideally suited to, today's demanding family lifestyles being split over 3 floors affording space for all: boasting 6 large bedrooms with 2 ensuite shower rooms, 4 piece family bathroom, all with refitted white sanitary ware, dual aspect lounge, dining room with adjoining garden room, impressive luxury 'William Bull Nigella range' fitted kitchen breakfast room with integrated Neff appliances also adjoining the garden room plus laundry room to compliment. Externally there is a 2 car garage and parking for numerous vehicles to the front elevation, the rear garden is well kept and a manageable size with patios, lawns and covered seating area. Features include, gas heating with a google nest eco energy saving system, PVCu double glazed sash windows, smooth plaster ceilings and high quality fittings throughout. Tenure Freehold. C/Tax band: G. EPC: C



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ACCOMMODATION

SECOND FLOOR

LANDING

PVCu sealed unit double glazed window to side & PVCu sealed unit double glazed port hole window to front, smooth plaster ceiling, radiator, telephone point, doors to:

BEDROOM 14'7 x 11'7 (4.45m x 3.53m)

2 Sealed unit double glazed velux windows to front and rear, smooth plaster ceiling, radiator, TV point, built in wardrobes and eves storage access, door to:

ENSUITE

PVCu sealed unit double glazed port hole window to rear, smooth plaster ceiling, chrome heated ladder towel rail, White suite comprising: Low level WC, vanity wash hand basin, shower tray in glazed and tiled cubicle and eco water saving rain forest shower, tiled to visible walls and floor.

BEDROOM 16'7 x 11'6 (5.05m x 3.51m)

2 Sealed unit double glazed velux windows to front and rear, smooth plaster ceiling, radiator, TV point, and eves storage access.

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, LED downlights, radiator, airing cupboard with radiator, stairs rise to second floor, doors to:

MASTER BEDROOM 15'10 x 13'8 (4.83m x 4.17m)

2 PVCu sealed unit double glazed sash windows to rear and side, smooth plaster and coved ceiling, LED downlights, radiator, TV point, built in double wardrobes, door to:

ENSUITE

Obscure PVCu sealed unit double glazed sash window to front, smooth plaster ceiling, LED downlights, extractor fan, chrome heated towel rail, White suite comprising: His and hers vanity wash hand basin, low level WC, walk in shower cubicle with body jet shower system, shaver point, tiled to visible walls and floors.

BEDROOM 12'8 x 11'10 (3.86m x 3.61m)

PVCu sealed unit double sash window to rear, smooth plaster and coved ceiling, LED down lights, radiator, built in wardrobes, TV point, laminate flooring.

BEDROOM 10'9 x 9'8 (3.28m x 2.95m)

PVCu sealed unit double sash window to rear, smooth plaster and coved ceiling, LED down lights, radiator, built in wardrobes, TV point.

BEDROOM 11'10 x 6'9 (3.61m x 2.06m)

PVCu sealed unit double sash window to front, smooth plaster and coved ceiling, LED down lights, radiator, TV point, telephone point, laminate flooring.

BATHROOM

Obscure PVCu sealed unit double sash window to front & side, smooth plaster and coved ceiling, LED down lights, extractor fan, 2 chrome heated ladder towel rails, White suite comprising: Vanity wash hand basin, low level WC, P-shape panel bath with mixer taps and eco water saving rain forest shower attachment, curved glazed shower screen, aqua board marbled walls to shower and bath plus splash back, shaver point.

GROUND FLOOR

Composite sealed unit double glazed entrance door to:

HALL

PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, LED downlights, LVT commercial grade flooring, stairs rise to first floor with spindle balustrade, double doors to both lounge and dining room, built in cloaks cupboard, doors to:

GROUND FLOOR CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, smooth plaster and coved ceiling, LED downlights, radiator, tiled visible floor, white suite comprising: Low level WC, and vanity wash hand basin with tiled splash backs

LOUNGE 19'10 x 11'10 (6.05m x 3.61m)

PVCu sealed unit double glazed sash window to front, PVCu sealed unit double glazed French doors to rear garden, smooth plaster and coved ceiling, 2 radiators, TV point, 3 wall light points, feature fire place with raised granite hearth and inset cast iron log burner.

DINING ROOM 12'6 x 9 (3.81m x 2.74m)

Open to garden room, coved to smooth plaster ceiling, radiator, LVT commercial grade flooring.

GARDEN ROOM 17'5 x 8 (5.31m x 2.44m)

PVCu sealed unit double glazed to all aspects with doors to garden, glazed vaulted ceiling and modern insulated roofing system, dwarf walls, radiator, LVT commercial grade flooring.

KITCHEN BREAKFAST ROOM 20'2 x 12'7 (6.15m x 3.84m)

2 PVCu sealed unit double glazed sash windows to rear, smooth plaster and coved ceiling, LED downlights, open to garden room, LVT commercial grade flooring, William Bull Nigella range bespoke fitted soft cream fitted kitchen with granite work surfaces and mirrored splash backs, comprising: one and a half bowl sink unit with waste disposal, 3 way mixer boiling tap and plate washer, cupboards under with pull out carousel, integrated dish washer, adjacent work surface with pan drawers under, floor to ceiling unit housing stainless double oven, microwave, with cupboards above and below, pull out floor to ceiling can racking, further work surface, inset 5 ring black glass gas hob, stainless steel splash back and extractor canopy over, pan drawers under, 10 eye level wall cupboards, pelmet lights, gantry lighting, American fridge freezer housing, with cupboard over, large breakfast bar, all Neff appliances (except microwave) door to:

LAUNDRY ROOM 8'10 x 7'1 (2.69m x 2.16m)

Half obscure PVCu sealed unit double glazed door to side, PVCu sealed unit double glazed sash window to front, smooth plaster and coved ceiling, LVT commercial grade flooring, fitted comprising: single drainer stainless steel sink unit inset to work surface with mixer taps, cupboards and storage space under with plumbing for washing machine, further work surface with integrated fridge under, wall mounted gas boiler serving heating and hot water, airing cupboard housing 'Mega flow' hot water cylinder.

OUTSIDE

FRONT

Block paved driveway and parking for numerous vehicles leading to, 2 car garage, outside tap, outside lighting with dawn to dusk security lighting on the garage, shrubs, hedging and trees, dual side access to rear garden.

2 CAR GARAGE

2 up and over doors, light and power, fitted storage units and cupboards boarded eves storage with ladder access, carpeted floor, external power socket ready for conversion to car charging.

REAR GARDEN 55 (16.76m)

Patio areas to both flanks and rear with aluminium framed covered seating area with enclosing screens, lawns various flowers and shrubs, outside lights and security lights, multiple outside power sockets and outside tap, Keter 6 x 4 shed on hard standing to remain.

AGENTS NOTE

The housing market in South Woodham Ferrers is an attractive option for those looking to purchase a home. Located on the River Crouch, this charming town offers a variety of amenities and attractions that make it an ideal place to live. With its close proximity to London, there are plenty of job opportunities available as well as easy access to public transportation links. The housing market in South Woodham Ferrers is diverse with properties ranging from quaint cottages and traditional terraced houses through modern apartments and luxury homes; there's something for everyone here!

Property prices have been steadily rising over the past few years due mainly to demand outstripping supply; however, they remain relatively affordable compared with other areas within Essex or East Anglia.

Overall, South Woodham Ferrers provides prospective homeowners with great value for money when it comes to purchasing property in this area – whether you're looking for your first home or wanting somewhere more luxurious! With its excellent transport links into London coupled with all of the local amenities on offer nearby - not forgetting some stunning scenery along riverbank walks - living here could be just what you need if you're searching for your perfect new abode!

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 enquires 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.

