



56 Drywoods, South Woodham Ferrers , CM3 5ZG  
O.I.E.O £500,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



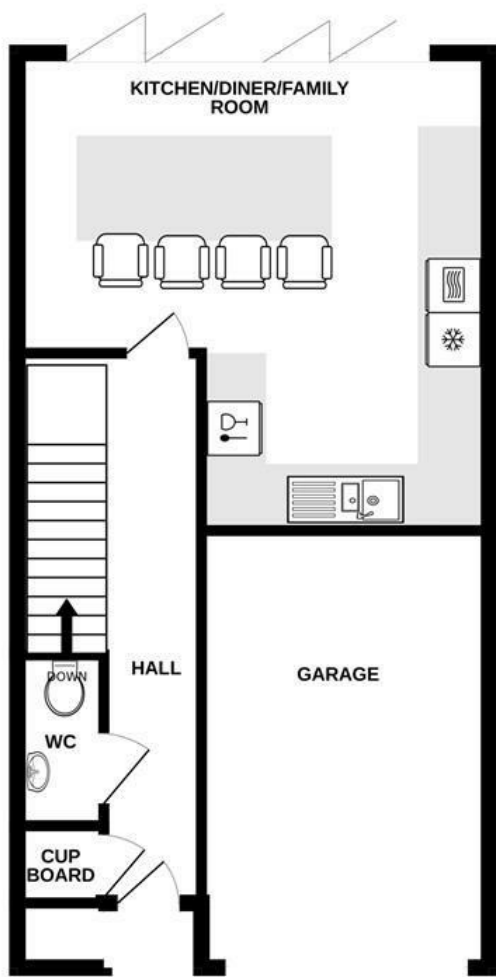
An exceptional three-storey home located within the sought-after 'Dutch Style' development, offering five bedrooms and an impressive standard of finish throughout. The principal bedroom enjoys a southerly facing balcony and a luxurious five-piece ensuite, while the guest bedroom features a charming balconette and its own three-piece ensuite. A stylish family bathroom serves the remaining bedrooms. The elegant lounge includes a balconette and a bespoke media wall, creating a perfect space for relaxation. The stunning open-plan kitchen, dining, and family area is the heart of the home, featuring high-gloss cashmere cabinetry, integrated appliances, and a large island breakfast bar. Bifold doors open onto an alfresco dining deck and a beautifully presented, low-maintenance 60' southerly facing garden. Finished with PVCu glazing, gas central heating, smooth plaster ceilings, and high-quality décor, this home offers comfort and luxury in equal measure. Externally, the property benefits from a garage and private driveway parking.

This exceptional home truly must be viewed to be fully appreciated.  
Council Tax Band: E. EPC: C Tenure: Freehold





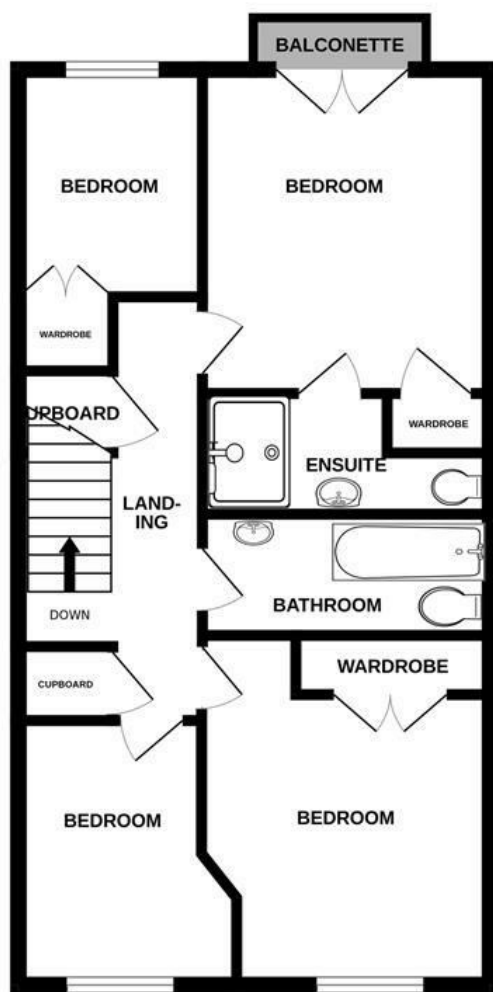
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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## ACCOMMODATION

### SECOND FLOOR

#### LANDING

Smooth plaster and coved ceiling, access to loft space, airing cupboard, storage cupboard, doors to:

#### FAMILY BATHROOM

Velux window, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white suite comprising, low level WC, vanity wash hand basin, bath with mixer taps and power shower over, glazed shower screen, tiled to visible walls.

#### GUEST BEDROOM 2 12'2 x 9 (3.71m x 2.74m)

PVCu sealed unit double glazed French doors to balconette, smooth plaster and coved ceiling, radiator, TV point, built in wardrobe, door to:

#### ENSUITE SHOWER

Velux window side, smooth plaster ceiling, LED lighting, chrome heated ladder towel rail, white suite comprising, Low level WC, vanity wash hand basin, large walk in shower with glazed screen and door rain drop power shower. tiled visible walls.

#### BEDROOM 3 12'2 x 9'2 (3.71m x 2.79m)

PVCu sealed unit double glazed window front, smooth plaster and coved ceiling, built in wardrobes, TV point.

#### BEDROOM 4 9 x 7'8 (2.74m x 2.34m)

PVCu sealed unit double glazed window front, smooth plaster and coved ceiling, TV point.

#### BEDROOM 5 10'2 x 6'2 (3.10m x 1.88m)

PVCu sealed unit double glazed window rear, smooth plaster and coved ceiling, built in mirror front wardrobes, TV point.

#### FIRST FLOOR LANDING

Smooth plaster and coved ceiling, stairs rise to second floor, doors to:

#### LOUNGE 13'8 x 12'2 (4.17m x 3.71m)

PVCu sealed unit double glazed French doors and side lights to balconette, smooth plaster and coved ceiling, radiator, media wall with inset feature real flame electric fire, TV space and point, display shelving and cupboards.

#### MASTER BEDROOM 1 17 x 8'9 (5.18m x 2.67m)

PVCu sealed unit double glazed French doors and side lights to balcony, smooth plaster and coved ceiling, radiator, door to:

#### ENSUITE BATHROOM

PVCu sealed unit double glazed window to rear, smooth plaster and coved ceiling, rose gold chrome heated ladder towel rail, white suit

comprising, his and hers vanity wash hand basin, low level WC, walk shower with glazed screen and rain drop power shower, tiled to shower and tiled splash backs, Amtico flooring.

#### BALCONY

Southerly facing with glass balustrade with ample room for a bistro table and chairs.

#### GROUND FLOOR

Recessed entrance porch with tiled step and recess, obscure composite entrance door to:

#### HALL

Smooth plaster and coved ceiling, radiator, LVT flooring, built in storage cupboard, stairs rise to first floor with cupboards under, doors to:

#### GROUND FLOOR CLOAKROOM

Smooth Plaster ceiling, chrome heated ladder towel rail, white suite comprising vanity wash hand basin with tiled splash back, low level WC, LVT flooring.

#### KITCHEN DINING FAMILY ROOM 15'7 < 8'3 x 18'10 (4.75m < 2.51m x 5.74m)

Full width tinted sealed unit double glazed sliding bifold doors open out on to the 'Al-fresco' dining deck, smooth plaster ceiling, LED lighting, designer radiator, LVT flooring, LUXURY fitted high glass Cashmere kitchen units with contrasting work surfaces comprising, single drainer one and a half bowl sink unit with mixer tap and plate spray inset to work surface, rose gold splash, with cupboards under, adjacent work surface with cupboards under integrated dish washer and space and plumbing for washing machine, further work surface with inset ceramic induction hob, rose gold splash back, black glass extractor fan over, pan drawers, cupboard and wine cooler under, floor to ceiling unit houses 'Neff' hide and slide oven and microwave combination oven, cupboards above and below, American fridge freezer unit with cupboard over and slide out can racking with rose gold trim adjacent, 8 wall cupboards, matching worksurface upstands, large island with cupboards under and reverse 4 seater breakfast bar, TV point.

#### OUTSIDE

##### FRONT

Block paved driveway and parking leading to garage, side access to rear garden.

##### GARAGE

Electric roller shutter remote control electric door, light, power, hot and cold water taps.

#### REAR GARDEN 60 apx (18.29m apx)

Southerly aspect, commencing with a large 'Al-fresco' BBQ and dining deck leading to artificial lawn, shrubs in beds, rear deck with shed and tree play house platform, outside tap, power, lighting and side access gate.

#### AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



