

GROUND FLOOR

1ST FLOOR



THREE BEDROOM HOUSE

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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Church & Hawes

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10 Bankside Close, South Woodham Ferrers, CM3 5TT

An exceptionally well presented link detached three bedroom house featuring an impressive in vogue open plan lounge kitchen/diner with PVCu double glazed Bi fold doors leading out to the south facing rear garden. other features include a modern white bathroom suite, master bedroom with double wardrobes, gas fired central heating, smooth plaster ceilings, plus garage and driveway parking. A great family home conveniently situated for town centre, Woodville primary school and train station. Freehold. Council tax band D. EPC rating D.

Price £380,000



ENTRANCE HALL

Entered via PVCu double glazed door leading into entrance hall, stairs rising to first floor, laminate flooring, radiator, door leading into lounge.

LOUNGE 14'4 x 10'10 (4.37m x 3.30m)

Oriel bay PVCu double glazed window to front elevation, media wall incorporating feature fireplace, laminate flooring, radiator, coved to smooth ceiling with inset spot lights, open plan to kitchen/diner

KITCHEN/DINER 14'8 x 12 (4.47m x 3.66m)

Generously fitted with a range of modern eye and base level units, laminate worksurfaces incorporating breakfast area, inset stainless steel sink unit with mixer tap, integrated electric oven, gas hob, integrated dishwasher & washing machine, radiator, coved to smooth ceiling with inset spotlights, built in under stair storage cupboard, laminate flooring, PVCu double glazed Bi Fold doors leading out to rear garden.

FIRST FLOOR

LANDING

Coved to smooth ceiling, access to loft, doors to all first floor rooms.

BEDROOM ONE 11'2 x 8'6 (3.40m x 2.59m)

PVCu double glazed window to front elevation, range of wall mounted mirror fronted wardrobes, coved to smooth ceiling, radiator.

BEDROOM TWO 10'9 x 8'6 (3.28m x 2.59m)

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

BEDROOM THREE 8'8x 6 (2.64mx 1.83m)

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

BATHROOM

Three piece white suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, fully tiled to walls and floor, radiator, PVCu double glazed window to rear elevation.

EXTERIOR

REAR GARDEN 35 x 34 (10.67m x 10.36m)

Southerly facing rear garden, comencing with an extensive deck area, leading onto lawn, hard stand for timber shed, courtesy door to garage.

GARAGE

Up & over door with power and light connected, driveway parking to front.

AGENTS NOTES

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.

- LINK DETACHED THREE BEDROOM HOUSE
- MODERN OPEN PLAN LOUNGE & KITCHEN/DINER
- WHITE BATHROOM SUITE
- WELL PRESENTED THROUGHOUT
- ENTRANCE HALL
- SOUTH FACING REAR GARDEN
- PVCU DOUBLE GLAZED WINDOWS AND DOORS
- GAS FIRED CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- FREEHOLD. EPC RATING D. COUNCIL TAX BAND D.

