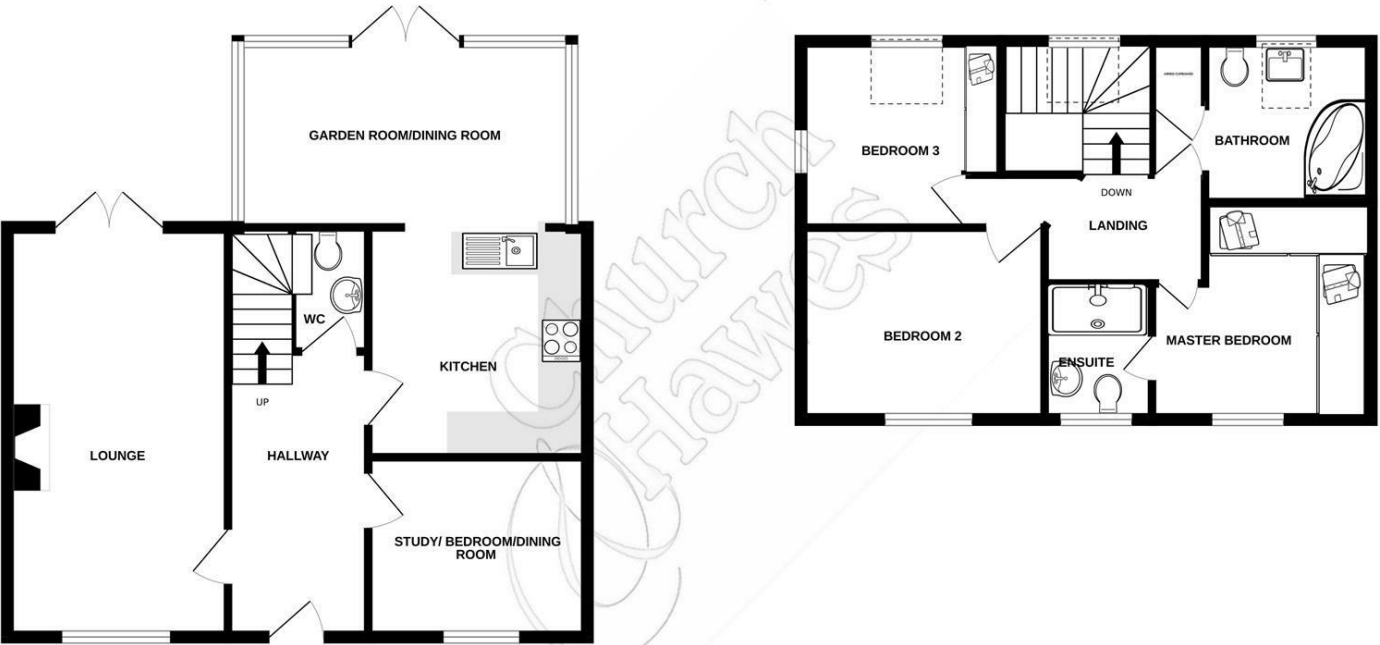


GROUND FLOOR

1ST FLOOR



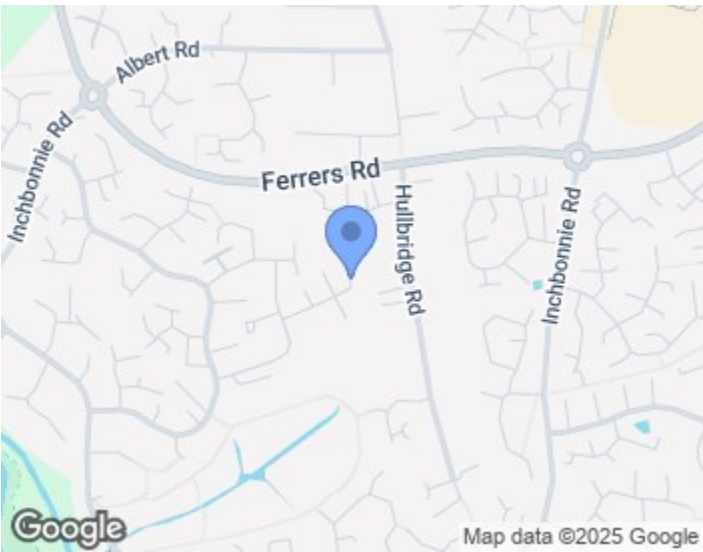
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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22 Gimli Watch, South Woodham Ferrers, CM3 5LD

'THE IDEAL HOME EXHIBITION HAS COME TO TOWN' Beautifully presented 3/4 bedroom detached house, boasting ensuite to master bedroom and fitted Sharps wardrobes in 2 of rooms, family bathroom, ground floor cloakroom all with white suits, dual aspect lounge, downstairs bedroom/study/dining room, refitted cream colonial style kitchen with adjoining garden room/dining room, secluded rear garden with artificial lawn and patio areas, low maintenance Mediterranean front garden, driveway to garage with additional DOUBLE WIDTH parking bay to the flank all with gas heating and PVCu windows and doors. A simply stunning house which really has to be seen to be appreciated. Tenure: Freehold. Council Tax Band: D. EPC Rating: TBC.

Price £490,000



ACCOMODATION

FIRST FLOOR

LANDING

Sealed unit double glazed velux style window to rerar, smooth plaster and coved ceiling, radiator, access to loft space via a ladder with boarding light and power, doors to

MASTER BEDROOM 11'1 x 10 + wdbes (3.38m x 3.05m + wdbes)

PVCu sealed unit double glazed window to front, radiator, smooth plaster and coved ceiling, Sharps fitted wardrobes to two walls, door to:

ENSUITE

Obscure PVCu sealed unit double glazed window to front, radiator, smooth plaster and coved ceiling, white suite comprising: Low level WC, pedestal wash hand basin with tiled splash back, walk in shower with tiled walls power shower and glazed screen door, shaver socket.

BEDROOM 2 9'8 x 9'5 (2.95m x 2.87m)

PVCu sealed unit double glazed window to front, radiator, smooth plaster and coved ceiling.

BEDROOM 3 9'1 x 6'9 + wardrobes (2.77m x 2.06m + wardrobes)

Sealed unit double glazed velux style window to rear, obscure PVCu sealed unit double glazed window to side, radiator, smooth plaster and coved ceiling, Sharps fitted wardrobes.

BATHROOM

Sealed unit double glazed velux style window to rear, radiator, smooth plaster and coved ceiling, LED lights, shaver socket, airing cupboard, white suit comprising: Low level WC, pedestal wash hand basin with tiled splash back, corner bath with mixer taps and shower attachment and tiled splash surround, tiled visible floor.

GROUND FLOOR

PVCu sealed unit double glazed entrance door to:

HALL

Smooth plaster and coved ceiling, radiator, laminate flooring, stairs rise to first floor, doors to:

GROUND FLOOR CLAOKS

Smooth plaster ceiling, radiator, white suit comprising: Low level WC, vanity wash hand basin with tiled splash back, laminate flooring.

LOUNGE 19'1 x 10'5 < 8'9 (5.82m x 3.18m < 2.67m)

PVCu sealed unit double glazed window to front, PVCu sealed unit double glazed french doors to garden, 2 radiators, smooth plaster and coved ceiling, feature fire palce with raised marble hearth, cast iron multi fuel fire, TV point, dimmer switch.

BEDROOM 4/STUDY/DINING ROOM 10 x 9'4 (3.05m x 2.84m)

PVCu sealed unit double glazed window to front, radiator, smooth plaster and coved ceiling.

KITCHEN 9'7 x 8'10 (2.92m x 2.69m)

Smooth plaster and coved ceiling, LED lighting, laminate flooring, refitted kitchen in a colonial style in cream, comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with cupboards under, adjacent work surface inset 4 ring ceramic black electric hob with double oven under, stainless steel extractor fan, adjacent drawer pack, integrated microwave, 5 wall cupboards, pelmet lights, laminate flooring, open to:

GARDEN/DINING ROOM 15 x 8'6 (4.57m x 2.59m)

Dwarf walls and sealed unit double glazed to all aspects with central french doors to garden, 2 radiators, laminate flooring, work surface with cupboards under, 3 wall cupboards

OUTSIDE

FRONT

Mediterranean style low maintenance garden with attractive palms and trees, side access to rear garden, own drive and p[arking leading to gargae, additional double width parking bay to flank.

GARAGE

Up and over door, light and power, boarded eves storage space, personnel door to garden

REAR GARDEN

Secluded with artificial lawns, paved patio areas and flank storage, 'secret garden' attractively presented.

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.

- BEAUTIFUL PRESENTATION
- 3/4 BEDROOMS
- ENSUITE FAMILY BATHROOM & WC WITH WHITE SUITES
- DUAL ASPECT LOUNGE
- STUDY/DINING ROOM/BEDROOM 4
- REFITTED KITCHEN
- GARDEN ROOM/DINING ROOM
- MEDITERRANEAN FRONT GARDEN
- GARAGE AND ADDITIONAL DOUBLE WIDTH PARKING BAY
- FREEHOLD EPC TBC C/TAX BAND D

