



Total area: approx. 1598.2 sq. feet

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Plan produced using PlanUp.



## 2A Fennfields Road, South Woodham Ferrers, Essex CM3 5RZ

Fully detached four bedroom family home situated on the periphery of South Woodham Ferrers conveniently located for the train station, Woodville primary school & Crouch Vale medical center. This particular property was the original show home for the development, featuring a corner position with spacious lounge, adjacent dining room, fitted kitchen and ground floor cloak room w.c with the bedrooms and family bathroom located on the first floor. externally the home boasts a secluded 72ft wide garden extending to 54ft in depth with the added benefit of a double garage and driveway. Freehold. Council tax band E. EPC rating: C



Price £450,000

## GROUND FLOOR

### ENTRANCE HALL

Entered via solid door into spacious entrance hall, PVCu double glazed window to side elevation, stairs to first floor with cupboard under, radiator, coved to ceiling, doors to all ground floor rooms.

### CLOAKROOM W.C

Two piece suite comprising wash hand basin, low level w.c, radiator, extractor fan, PVCu double glazed window to side elevation.

### LOUNGE 20'1 x 12'9 (6.12m x 3.89m)

PVCu double glazed square bay window to rear elevation, wall mounted feature fireplace, two radiators, further PVCu double glazed window to rear elevation, bi fold doors leading to dining room.

### DINING ROOM 11'5 x 10'3 (3.48m x 3.12m)

Double glazed double doors to rear garden, PVCu double glazed window to side elevation, radiator, serving hatch to kitchen.

### KITCHEN 13'7 x 8'9 (4.14m x 2.67m)

PVCu double glazed window to front elevation, generous range of eye & base level units, laminate worksurfaces with inset stainless steel double sink unit with drainer, integrated gas double oven, recess gas hob with extractor hood over, space for fridge freezer, plumbing for washing machine, gas fired central heating boiler, double glazed door leading out to rear garden.

## FIRST FLOOR

### LANDING

PVCu double glazed window to front elevation, built in airing cupboard housing hot water tank, additional over stair storage cupboard, access to loft, doors to all first floor rooms.

### BEDROOM ONE 12'9 x 11'2 (3.89m x 3.40m)

PVCu double glazed window to rear elevation, range of fitted wardrobes, radiator, wall mounted air con unit.

### BEDROOM TWO 11'3 x 11 (3.43m x 3.35m)

PVCu double glazed window to rear elevation, radiator.

### BEDROOM THREE 10'4 x 8 (3.15m x 2.44m)

PVCu double glazed window to front elevation, radiator

### BEDROOM FOUR 9' x 8'3 (2.74m x 2.51m)

PVCu double glazed window to side elevation, radiator.

### BATHROOM

Three piece suite comprising panelled enclosed bath, pedestal wash hand basin, low level w.c, shower cubicle with mains fed power shower, radiator, fully tiled to walls, PVCu double glazed window to rear elevation.

### EXTERIOR

### REAR GARDEN 72' x 54' (21.95m x 16.46m)

L shape garden 72 ft wide, 54 deep, Secluded rear garden mainly laid to lawn with raised timber deck, established flower and shrub boarders, Koi fish pond, greenhouse and brick shed, courtesy door to garage, perimeter brick built wall.

### DOUBLE GARAGE

Two roller shutter doors, power and light, PV unit, power and light, courtesy door to rear garden.

### AGENTS NOTES

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.

- FOUR BEDROOM DETACHED HOUSE
- LARGE LOUNGE WITH SQUARE BAY WINDOW
- DINING ROOM
- FITTED KITCHEN
- GROUND FLOOR CLOAKROOM W.C
- MASTER BEDROOM WITH FITTED WARDROBES
- FAMILY BATHROOM WITH BATH & SHOWER CUBICLE
- DOUBLE GARAGE AND DRIVEWAY
- PHOTOVALATIC (PV) (SOLAR PANELS) PLUS GAS FIRED CENTRAL HEATING.
- FREEHOLD. COUNCIL TAX BAND E. EPC RATING C

