



Viking Way, Brentwood, CM15 9HY
£575,000

Jenkins
Property

Set in a pleasant cul-de-sac position this four bedroom detached family house has been finished to the highest standard. Features include an impressive kitchen and dining room, large living room, Home Office and utility room. There are four bedrooms to the first floor with luxury family bathroom and the addition of a large playroom to the second-floor. Landscape front and rear gardens with impressive Studio style outbuilding.

Reception hallway 12'8" x 5'10" max (3.86m x 1.78m max)

The reception hallway opens from a composite front door to side elevation. Door to cloakroom and storage cupboard. Decorative ceiling cornice. Staircase ascends to first floor with under stairs storage cupboard. Radiator. Engineered wood flooring.

Ground floor cloakroom

Obscure glazed window to side elevation. Recessed ceiling lights. The suite comprises of a low-level WC with concealed cistern and vanity mounted handbasin with storage beneath. Tiling to walls and floor. Radiator.

Dining room 11'7" x 10'7" (3.53m x 3.23m)

Bi-folding doors to rear elevation. Decorative ceiling cornice. Three pendant lights are positions to accentuate the dining space. Radiator. Engineered wood flooring. Open to kitchen area.

Kitchen 10' 5" x 7' (3.05m 1.52m x 2.13m)

Double glazed window to rear elevation. The kitchen is fitted with a cream shaker style range of eye and base level units with contrasting solid woodwork services over. Inset composite sink drainer unit with mixer taps over and matching wood up stands. Integrated appliances include Electric fan assisted double oven with four ring electric hob over and extractor above. Dishwasher and fridge freezer. Additional features of the kitchen includes under mounted cabinet and plinth LED lighting and neatly installed waste unit which is accessed via the reception hallway. Engineered wood flooring matches the dining area which is open plan with the kitchen.

Lounge 16'10" x 9'10" (5.13m x 3.00m)

Newly installed triple glazed window to front elevation. Decorative ceiling cornice. Wall mounted up lighters. Feature fireplace has a wooden mantle and custom design hearth with inset multi-fuel wood-burning stove. Radiator. Engineered wood flooring.

Laundry room 7'8" x 4'7" (2.34m x 1.40m)

Door to side elevation giving access to the outside and onto the rear garden. Matching wall and base units with contrasting work surfaces. Inset sink drainer units with mixer taps over. Provision for laundry appliances. Three interlinked towel rails are wall mounted providing drying space. Door to home office.

Home Office/Bedroom Five 11'11" x 7'8" (3.63m x 2.34m)

Newly installed triple glazed window to front elevation. Recess ceiling lights. The custom fitted oak work surfaces provide ample desk and working space with custom-made fish tank and draw units. A large sliding door cabinet houses central heating boiler and other home facilities. Radiator. Tile effect flooring.

Half landing

Double glazed window to side elevation. Radiator

First floor landing

Staircase ascends to second floor playroom. Access to loft.

Bedroom One 13' 2" x 9' 9" (3.96m 0.61m x 2.74m 2.74m)

Newly installed triple glazed window to front elevation. Custom fitted wardrobes with mirror sliding doors. Integrated power and connection points for wall mounted television. Eves access cupboards for additional storage with sensor lighting. Radiator. Engineered wood flooring.

Bedroom Two 10' 2" x 8' 1" (3.05m 0.61m x 2.44m 0.30m)

Double glazed window to rear elevation. Custom fitted wardrobes with mirror sliding doors. Integrated power and connection points for wall mounted television. Radiator. Engineered wood flooring.

Bedroom Three 9' 9" x 9' 8" (2.74m 2.74m x 2.74m 2.44m)

Double glazed window to rear elevation. Custom fitted wardrobes with mirror sliding doors. Integrated power and connection points for wall mounted television. Eves access cupboards for additional storage. Radiator. Engineered wood flooring.

Bedroom Four 9' 8" x 8 (2.74m 2.44m x 2.44m)

Newly installed triple glazed window to front elevation. Custom fitted wardrobes with mirror sliding doors. Integrated power and connection points for wall mounted television. Eves access cupboards for additional storage with sensor lighting. Radiator. Engineered wood flooring.

Bathroom

Obscured glazed window to side elevation. Suite comprises of panelled bath with shower attachment over. Vanity mounted handbasin with storage beneath.

Low-level WC with concealed cistern. Custom-built shower cubicle which is fully tiled with overhead shower. Tiling to walls with insect decorative mirror. Tiling to floor. Heated towel rail.

Second Floor Playroom

This well crafted playroom has three skylight windows to rear elevation and one facing the front elevation. Recessed ceiling lights. Eves storage cupboards provide access to additional loft areas. Radiator. Engineered wood flooring.

Exterior

Rear Garden

The landscaped rear garden has a well laid initial patio area with Block paving surrounding a central Astroturf lawn area. Position adjacent to the buyer folding doors is a custom-built barbecue. Access is provided at both sides with one having facility for secure storage. Towards the rear of the garden is a full width custom-built Games room / Outbuilding.

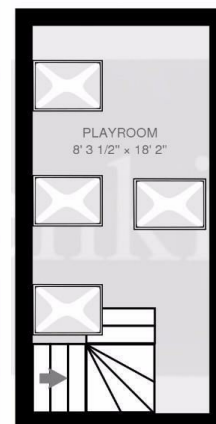
Games room/Outbuilding

Custom built for additional entertainment space ideal for a home office or studio. The building has been fully insulated with impressive sliding glass doors to the front elevation. Internally there are a number of door frontage storage cupboards which can be adjusted to suit the needs of use.

Front Garden

Fully block paved providing parking for three vehicles.





DEMONSTRATION OF THE EFFECTS OF A VIBRATION-INDUCED LATERAL MOTION ON THE BEHAVIOR OF A SYSTEM WITH NONLINEAR STIFFNESS

