

Williams & Donovan

Sales · Lettings · New Homes

Wheatfields, Stambridge, SS4 2BT



£550,000

Situated in this rural location is this stunning four double bedroom detached family home with spacious lounge, high specification fitted kitchen opening into family room overlooking the landscaped rear garden, en suite to master bedroom, garage and off street parking.

Viewing highly advised. EPC Rating: TBC. Our Ref: 13588.



Tel: 01702 200666 www.williamsanddonovan.com

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: hockleysales@williamsanddonovan.com

Company No. 4510230 VAT Registration No. 725 9879 75



Entrance via entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard housing office equipment and telephone lines. Amtico cabin oak wood effect flooring.



LOUNGE 14' 10" x 14' 8" (4.52m x 4.47m)

Double glazed box bay window to front aspect. Radiator. Opening into kitchen.



WC

A two piece suite comprising pedestal wash hand basin and low level wc.

KITCHEN 21' x 9' 8" max (6.4m x 2.95m)

A comprehensive range of high specification high gloss grey fitted kitchen units to base and eye level incorporating grey wood effect work surfaces with matching grey wood 'tek' wall panelling with stainless steel edging. Inset Anthracite 'Blanco' composite sink drainer unit. Integrated waist level KKT Kolbe double oven. Integrated KKT Kolbe microwave. Integrated five ring KKT Kolbe Induction hob with flexizones for BBQ, griddle cooking or cooking on large pans. Black KKT Kolbe extractor hood above. Splash back. LED strip lighting to coving and plinths. Integrated full height fridge. Integrated full height fridge freezer. Integrated dishwasher. Integrated washing machine. Feature LED strip lighting. Coving to plastered ceiling with inset spotlighting. Amtico cabin oak wood effect flooring. Opening into family room.



FAMILY ROOM 20' 4" x 11' 8" max (6.2m x 3.56m)

Double glazed windows to side and rear aspects. Double doors providing access to rear garden. Blue glass ceiling panels. Plastered ceiling. Radiator. Amtico cabin oak wood effect flooring. Door to garage.



FIRST FLOOR LANDING

Storage cupboard. Access to loft.

BEDROOM ONE 10' 1" x 10' 1" max (3.07m x 3.07m)

Double glazed window to rear aspect. Radiator. Fitted wardrobe to one wall. Door to en suite.



EN SUITE SHOWER ROOM

Obscure double glazed window to rear aspect. A three piece suite comprising Grohe thermostatic shower, pedestal wash hand basin and low level wc. Tiled walls. Tiled flooring.



BEDROOM TWO 19' 9" x 7' 10" (6.02m x 2.39m)

Double glazed windows to front and rear aspects. Radiator.



BEDROOM THREE 11' 2" x 9' 5" (3.4m x 2.87m)

Double glazed window to front aspect. Radiator.

BEDROOM FOUR 9' 10" x 9' 5" (3m x 2.87m)

Double glazed window to front aspect. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising P-shaped bath with Grohe thermostatic shower above and shower curtain, pedestal wash hand basin and low level wc. Tiled floor. Tiled walls.



EXTERIOR.

The **PROFESSIONALLY LANDSCAPED REAR GARDEN** commences onto large cobblestone creteprint patio with space for table and chairs. Sleeper and step up to lawn with established flower beds and shrubs. Shed to remain. Side gates to both sides providing access to front.



The **FRONT** has a cobblestone creteprint driveway providing off street parking for one/two vehicles leading to **INTEGRAL GARAGE** with remote controlled electric roller door, space for tumble dryer, power and lighting.

Agents Note:

The garage is currently separated into two by a partition wall which the vendors would be happy to remove if a potential purchaser would like a full size garage.

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

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.
Made with Metropix ©2021

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.