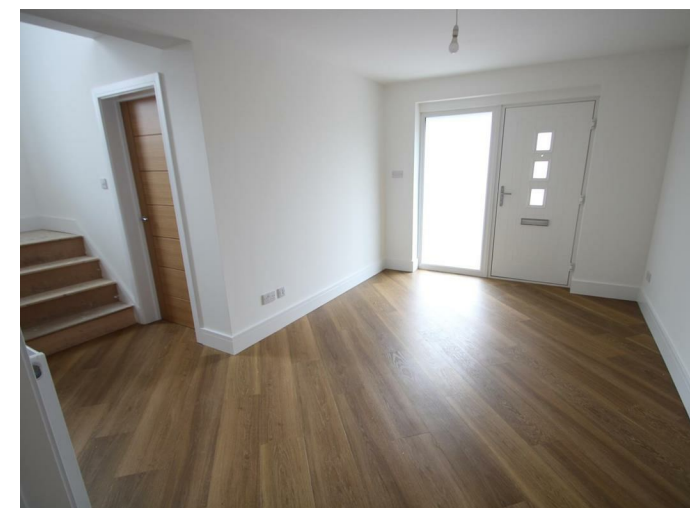


**2 Rookery Close
Rayleigh, Essex SS6 7DN
£825,000**

- Superb Contemporary Living
- Impressive 32' x 24' Open Plan Living Space
- Luxury Kitchen & Utility Room
- 14' x 12' Sitting Room
- Spacious Reception Hall
- 3 Bathrooms
- Landscaped Garden
- Close To Rayleigh Primary & High Street
- Refurbished to The Highest Standard
- No Onward Chain



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



**** STUNNING CONTEMPORARY 4 BEDROOM FAMILY HOME RE-MODELED & REFURBISHED TO THE HIGHEST STANDARD ****

Situated in one of the most prime locations of Rayleigh being in a popular cul de sac position yet within only a few minutes walk of Rayleigh High Street with excellent shopping & restaurants, main line station & Rayleigh Primary School, The property has been re-modeled to offer superb living accommodation of around 2150 sqft for modern living with a stunning open plan 32' x 24' living space to the rear with full width Bi-folding door to the secluded rear garden, a luxury fitted kitchen.breakfast room, utility, cloakroom, a welcoming spacious reception hall & a separate sitting room, the first floor are four bedrooms & three luxury bathrooms, the rear garden offers a relaxing private and secluded space & to the front is ample parking We strongly recommend an early internal viewing,

ACCOMMODATION

RECEPTION HALL 14'2 x 10' (4.32m x 3.05m)

UPVC double glazed window & door to front, Karndean flooring, radiator, Cat 6 wiring, cloaks cupboard, recessed staircase leading to the first floor, with further storage below,

CLOAKROOM

UPVC double glazed window to side, white suite comprising low level wc, vanity wash hand basin with cupboards below, splash back tiling with matching tiled floor, heated towel rail

SITTING ROOM 14' x 12' (4.27m x 3.66m)

UPVC double glazed window to front, Cat 6 wiring, radiator, power points,

OPEN PLAN REAR LIVING 32'1 x 24' (9.78m x 7.32m)

A super family room or entertaining area with Bi-folding double glazed doors across the rear providing access to the delightful rear garden, Karndean flooring, spot lighting, Cat 6 wiring, power points open way to the recessed Kitchen Breakfast Area,

KITCHEN/BREAKFAST AREA 16'8 x 9' (5.08m x 2.74m)

UPVC double glazed window & door to rear, fitted with a quality range of contemporary light grey handle less eye level & base units with matching pull out pan drawers & island incorporating a breakfast bar with natural stone worktops, inset sink unit with mixer taps, Neff induction hop with extractor, larder Fridge & Freezer, integrated dishwasher & double oven, spot lighting, ample power points, Karndean flooring, pelmet & drop down pendant lights, spot lighting, ,

UTILITY ROOM 8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window to front & door to side, fitted white units to both eye & base level units, work tops, inset sink drainer, plumbing for washing machine & space for tumble dryer, wall mounted boiler, power points, media cupboard, radiator, Karndean flooring,

FIRST FLOOR LANDING,

Large UPVC double glazed window to side, loft space, radiator, power points,

BEDROOM 1 20'9 x 10' max (6.32m x 3.05m max)

Feature UPVC double glazed floor to ceiling window to front enjoying elevated views over Rayleigh & beyond, large eaves storage cupboard 12' x 5' Cat 6 wiring, radiator, power points,

EN-SUITE SHOWER ROOM

UPVC double glazed window to side, quality white suite comprising walk in shower with glazed screen, rain fall shower & hand attachment, low level wc, vanity wash hand basin having cupboards below, contrasting tiling to both floor & walls, spot lighting, floor to ceiling heated towel rail, extractor fan, shaver point,

BEDROOM 2 19'7 x 12' max (5.97m x 3.66m max)

UPVC double glazed window to rear, Cat 6 wiring, power points, radiator, eaves storage cupboard 13' x 5'3

EN-SUITE SHOWER ROOM

White suite comprising, large walk in shower with fitted glazed screen, over head shower & hand attachment, low level wc, wash hand basin having cupboard below, ceramic tiling to floor & walls, spot lighting, chrome heated towel rail, shaver point, extractor fan, UPVC double glazed window to side,

BEDROOM 3 16' x 8'9 (4.88m x 2.67m)

UPVC double glazed window to rear, large eaves storage cupboard 11'8 x 6', radiator power points, Cat 6 wiring,

BEDROOM 4 15'5 x 7' (4.70m x 2.13m)

Feature UPVC double glazed window to front, airing cupboard, Cat 6 wiring, radiator, power points,

FAMILY BATHROOM

Quality white suite comprising paneled bath with shower/mixer taps, vanity wash hand basin, low level wc, tiled walls & flooring, spot lighting, floor to ceiling heated towel rail, shaver point,

OUTSIDE

REAR GARDEN

A delightful secluded rear garden with newly laid patio area with steps to lawn established evergreen shrub borders, down lights & outside power point new summerhouse & store shed, access to front

FRONT GARDEN & PARKING

Stone chipped area providing parking for up to three cars, established shrub beds, access to side & rear garden