



2 Creekview Road, South Woodham Ferrers , Essex CM3 5GU  
£630,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This four bedroom detached house is the perfect choice for buyers looking to enjoy a luxurious lifestyle in an enviable location. With three reception rooms, an ensuite bathroom and excellent access to the town centre, this property offers plenty of space for entertaining guests or simply enjoying quality family time. Compass Gardens are sure to take your breath away while the pleasant and easy-to-maintain garden provides a tranquil spot where you can relax outdoors. The double garage and boiler installed in 2019 also add convenience and value that cannot be overlooked! Plus, with four good size bedrooms located in a sought after area that rarely becomes available - you won't want to miss out on this amazing opportunity!

Tenure - FREEHOLD - Council Tax Band F

**Accommodation**

**Ground Floor**

Entrance to the property is via double glazed entrance door to:

**Porch**

Textured ceiling, double glazed window to side, hardwood door to:

**Hallway**

Coving to smooth ceiling, stairs to first floor accommodation, ornate radiator, panelled doors to:

**Ground Floor Cloakroom**

Smooth ceiling, built in halogen spotlights, double glazed window to side aspect, modern suite comprising of low level WC, wash hand basin set into vanity unit with cupboard below, chrome heated towel rail, complimentary tiling to walls, tiled flooring.

**Study 11'4 x 9'2 (3.45m x 2.79m)**

Coving to textured ceiling, double glazed window to front aspect, radiator, telephone point.

**Lounge 18' x 12'2 (5.49m x 3.71m )**

Ornate coving to smooth ceiling, double glazed sliding patio doors to garden, recessed built in fireplace with Gas Fire to centre (untested), ornate radiator.

**Kitchen 12'3 x 8'9 (3.73m x 2.67m)**

Coving to smooth ceiling, double glazed window to front, double door to side, extensive range of fitted units at eye and base level and to rear aspect with roll edge work surface to the base level units incorporating a stainless steel sink and drainer with mixer tap over. The rear aspect units house an eye level built in microwave (untested), built in fridge/freezer (untested) and the base units house a dishwasher (untested) and washing machine (untested). Space for range over, with a Rangemaster oven to centre (available subject to separate purchase), wood effect laminate flooring. Boiler housed in rear aspect units, installed as advised by the vendor in 2019. From hallway open plan to:

**Dining Room 15' x 11'3 (4.57m x 3.43m)**

Coving to smooth ceiling, double glazed window to rear, sliding double glazed double doors leading to garden, ornate radiator, from hallway stairs to:

**First Floor Landing**

Coving textured ceiling, loft access (which we have been advised is boarded and benefits from power & light), panelled doors to two airing cupboards, one housing the hot water cylinder, further panelled doors to:

**Bedroom One 12'2 x 11'6 (3.71m x 3.51m)**

Coving to textured ceiling, double glazed window to front aspect, radiator, extensive range of wardrobes to one wall via double doors, panelled door to:

**Ensuite**

Textured ceiling, obscure double glazed window to front aspect, extractor, double shower cubicle with power shower over, wash hand basin set into vanity unit, complimentary tiling to walls and floor, chrome heated towel rail.

**Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)**

Coving to textured ceiling, double glazed window to front aspect, radiator, tv point.

**Bedroom Three 11'3 x 9'4 (3.43m x 2.84m )**

Coving to textured ceiling, double glazed window to rear aspect, radiator, tv point.

**Bedroom Four 9'3 x 8'5 (2.82m x 2.57m )**

Coving to textured ceiling, double glazed window to rear aspect, radiator, tv point.

**Family Bathroom**

Textured ceiling, extractor, obscure double glazed window to rear, complimentary tiling to all walls, panelled bath with electric shower over and glass shower screen, close coupled WC, wash hand basin set into a vanity unit with cupboard below, radiator, tiled flooring.

**Exterior**

The rear garden commences with a block paved patio area, with retaining brick wall to the edges, majority laid to lawn with a variety shrubs to borders and timber fencing to all boundaries, To the rear aspect is a pergola and timber shed. Outside tap. Side access leading to the front. The front of the property is mainly shingled providing ample parking, leading up to:

**Double Garage 18'6 x 18'4 (5.64m x 5.59m )**

Storage eaves, power & light, side access door, two independent up and over doors.

**Agents notes**

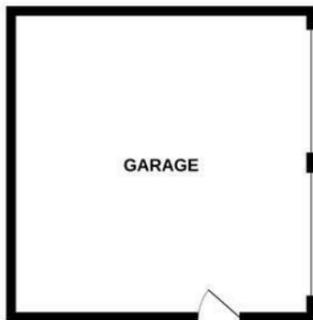
We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

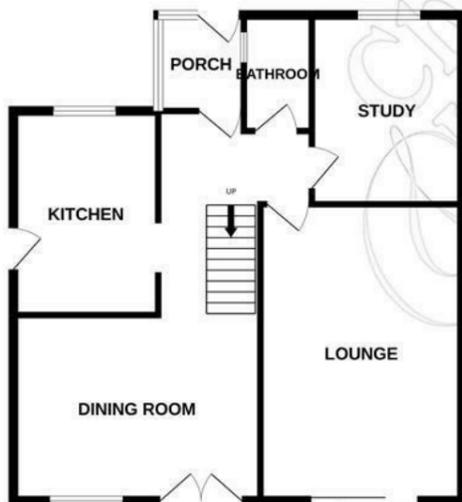
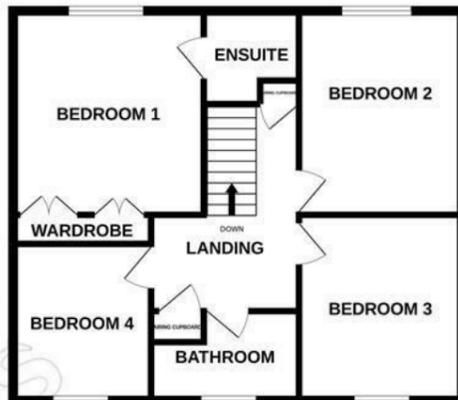
WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.



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. Made with Metropex ©2022

