



25 The Bight, South Woodham Ferrers , Essex CM3 5GJ
Price £675,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

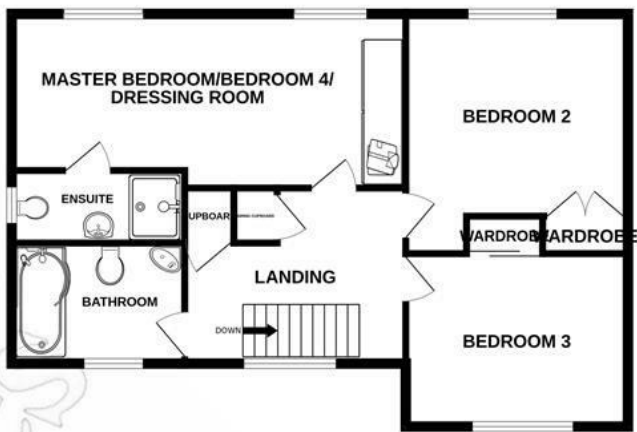
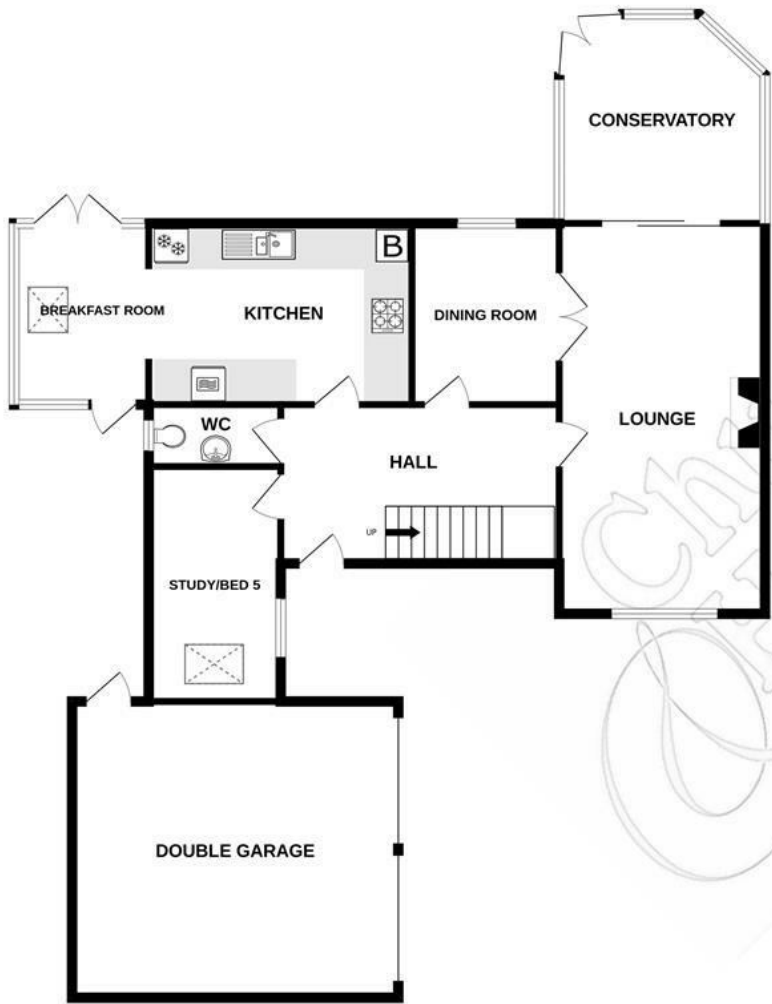
Situated in highly desirable location, arguably one of the top ten turnings on the Southerly side of town. Constructed by Messrs 'Bovis Homes' in the early mid 80's at which time it was sold to the current custodians! One owner from new whom have loved and looked after this delightful 4/5 bedroom family home (currently being used as a 3/4 bedroom) and during this time have extended improved and upgraded the house, features include: Replacement PVCu widows,doors, all sanitary ware refitted with White suites, refitted 'Ikea' light oak kitchen with integrated appliances, replacement upgraded gas heating and hot water boiler all presented to a high decorative standard. The accommodation boasts ensuite to the master bedroom with dressing area (currently utilising the 4th bedroom as a dressing area) 2 further first floor double bedrooms and family bathroom, the ground floor offers lounge with adjoining conservatory overlooking the rear garden, sperate dining room, refitted kitchen in light oak with adjoining breakfast room extension, extended study/additional bedroom if required. Externally to the front elevation the driveway affords parking for 4/5 cars, garaging for 2 more, the rear garden is well established and wraps around the house to create a secret kitchen garden to the flank accessed from the breakfast room. MUST BE SEEN AND ENJOYED.
Council tax band: F EPC Rating: D



GROUND FLOOR



FIRST 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.
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FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, texture ceiling, access to boarded loft space via ladder with light and power, housing CCTV & alarm system, airing cupboard and built-in cupboard, glass and wooden balustrade.

BATHROOM

Obscure PVCu sealed unit double glazed window to front, radiator, textured ceiling, chrome heated radiato/ towel rail, refitted white suite comprising: vanity wash hand basin with low level w.c., P-shaped bath with glazed curved shower screen, power shower over and mixer taps, fully tiled walls, shaver socket and hairdryer unit.

BEDROOM 1 & 4 INC DRESSING AREA 21' x 9'8" (6.40m x 2.95m)

Two PVCu sealed unit double glazed windows to rear, textured ceiling with LED lights, two radiators, TV point, fitted wardrobes to one wall, two wall lights.

EN-SUITE

Obscure PVCu sealed unit double glazed window to side, textured ceiling with LED lights, chrome heated radiator/towel rail, refitted white suite comprising: low level w.c., vanity wash hand basin, walk-in shower with glazed screen door and Aqualisa independent external on off switch, illuminated 'steam' free mirror, fully tiled walls, extractor fan, electric shaver point and hairdryer unit.

BEDROOM 2 12'7" x 12' (3.84m x 3.66m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, built-in double wardrobe, TV point.

BEDROOM 3 11'10" x 9'2" (3.61m x 2.79m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, TV point, built-in double wardrobe with mirror fronted sliding doors.

GROUND FLOOR

Composite sealed unit double glazed entrance door with hotel handle and PVCu sealed unit double glazed side lights to: -

HALL

Coved cornice to textured ceiling, designer radiator with

mirror, laminate floor, stairs rise to first floor with glass and wooden balustrade, understair cupboard.

CLOAKROOM

Obscure PVCu sealed unit double glazed window to side, textured ceiling, chrome heated radiator/towel rail, refitted white vanity wash hand basin, low level w.c., tiled floor and tiled splashbacks.

STUDY/BEDROOM 4 15'9" x 7'1" (4.80m x 2.16m)

PVCu sealed unit double glazed window to front and Velux skylight in vaulted ceiling, radiator, laminate floor, telephone point x2.

KITCHEN/BREAKFAST ROOM 17'8" x 10'4" (5.38m x 3.15m)

PVCu sealed unit double glazed window to rear, textured ceiling with LED lights, 'Ikea' fitted light oak kitchen with granite work surfaces having single drainer one and a half bowl sink unit with mixer tap inset work surface with cupboard and storage space under, plumbing for a washing machine and dishwasher, adjacent work surface with drawers and cupboard under, inset four ring gas hob with extractor fan, glass splashback to hob, double base unit, adjacent larder cupboard with slide out racking, concealed gas hot water and heating boiler, six wall cupboards, floor to ceiling unit housing double combination and electric oven with cupboards over and under, cupboard pelmet lights, kickspace lighting under units, Sony underslung radio and cd player. tiled floor and tiled splash backs to work surface open to: -

BREAKFAST ROOM

PVCu sealed unit double glazed to all aspects with window blinds, designer radiator plus electric back up convector radiator. tiled floor, double doors to garden and door to secret garden, TV point, Velux window in vaulted ceiling.

DINING ROOM 10'5" x 8'1" (3.18m x 2.46m)

PVCu sealed unit double glazed window to rear, coved cornice to textured ceiling, radiator, double doors to lounge, dimmer switch.

LOUNGE 22' x 11'7" (6.71m x 3.53m)

PVCu sealed unit double glazed window to front, sealed unit double glazed sliding patio door to conservatory, coved cornice to textured ceiling, two radiators, dimmer

switches, feature fireplace with raised marble hearth and display mantel over, inset gas fire, two TV points and VHF aerial point.

CONSERVATORY 11'3" x 10'9" (3.43m x 3.28m)

Sealed unit double glazed with hardwood and aluminium frames, sealed unit double glazed glass roof panels, dwarf walls, radiator, plus electric back up convector radiator, PVCu sealed unit double glazed double doors to garden, TV point, ceiling fan and light, blinds to windows and part roof.

EXTERIOR

REAR

Patio with raised flower borders lead to lawn, well stocked flower and shrub borders, garden flood lighting, outside tap,garden irrigation system extending to front and flank, pergola, corner deck, flank storage area.

SECRET GARDEN

Block paved, outside tap, extending to potting garden with greenhouse, storage space, access to main garden.

DOUBLE GARAGE

Two up and over electric roller shutter doors, light and power, eaves storage with boarding access via aluminium ladder, personal door to secret garden.

FRONT

Own driveway and parking for four/five cars, access to rear via garage, external lamppost light, shrubs and trees, slate beds and lawns.

AGENTS NOTE

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

