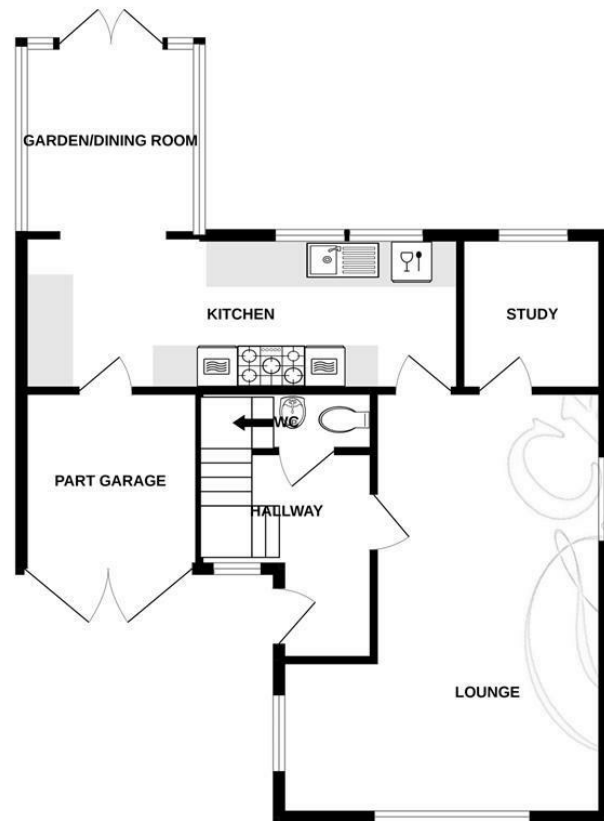


GROUND FLOOR



1ST FLOOR



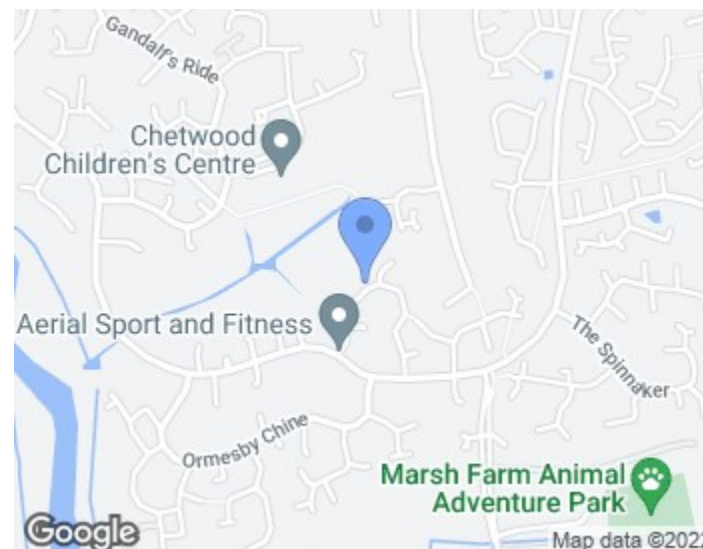
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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38 Drywoods, South Woodham Ferrers, Essex CM3 5ZG

Situated in arguably one of the most sought after locations on the South side of South Woodham Ferrers this extended 4 bedroom detached house boasts: ensuite to master bedroom, refitted family bathroom, ground floor cloakroom all with white sanitary ware, large lounge, study, fitted shaker style kitchen with solid Walnut work surfaces and some integrated appliances to include 2 ovens adjoining garden/dining room overlooking the South Westerly facing rear garden, all presented to high decorative standard with gas heating and PVCu windows and doors. This house simply must be seen and enjoyed, act now to avoid disappointment. **HIGHLY RECOMMENDED.**
Council tax band: D EPC Rating: D Tenure: Freehold

Offers in excess of £525,000



ACCOMODATION

FIRST FLOOR

LANDING

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, airing cupboard, doors to:

MASTER BEDROOM 13'8 x 9'3 (4.17m x 2.82m)

2 PVCu sealed unit double glazed sash windows to front, textured coved ceiling, radiator, built in wardrobes, door to:

ENSUITE

Textured ceiling, extractor fan, heated towel rail, tiled to walls and floor, White suite comprising, Low level WC, vanity wash hand basin, shower tray with glazed screens, door and power shower.

BEDROOM 2 15'5 x 9'7 (4.70m x 2.92m)

2 PVCu sealed unit double glazed sash windows to front and rear, smooth plaster and coved ceiling, radiator, TV point, access to loft space.

BEDROOM 3 10'7 x 9'3 (3.23m x 2.82m)

2 PVCu sealed unit double glazed sash windows to rear, textured and coved ceiling, radiator, built in wardrobes.

BEDROOM 4 10'7 x 9'8 (3.23m x 2.95m)

2 PVCu sealed unit double glazed sash windows to front and side, textured and coved ceiling, radiator, access to main loft area.

BATHROOM

Obscure PVCu sealed unit double glazed window to rear, smooth plaster ceiling, chrome heated towel rail, White suite comprising: Low level WC, vanity wash hand basin, panel bath with mixer taps, tiled to bath area and tiled floor.

GROUND FLOOR

Part obscure sealed unit double glazed composite entrance door to:

HALL

PVCu sealed unit double glazed window to front, smooth plaster and coved ceiling, radiator, laminate flooring, stairs to first floor, doors to:

GROUND FLOOR CLAOKROOM

Smooth plaster ceiling, extractor fan, laminate flooring, White suite comprising: Low level WC, vanity wash hand basin, half tiled walls

LOUNGE 20'1 x 15'8 < 11 (6.12m x 4.78m < 3.35m)

PVCu sealed unit double glazed window to front and 2 windows to sides, textured and coved ceiling, 3 radiators, laminate flooring, feature fire place with raised hearth and display mantle over, TV point, doors to:

STUDY 7'4 x 6'1 (2.24m x 1.85m)

PVCu sealed unit double glazed sash window to rear, textured and coved ceiling, radiator, laminate flooring.

KITCHEN 21'4 x 7'3 (6.50m x 2.21m)

2 PVCu sealed unit double glazed sash windows to rear, smooth plaster ceiling, halogen down lighting, Karndean flooring, fitted kitchen with solid Walnut work surfaces and Shaker style units comprising: single drainer one and a half bowl sink unit inset to the work surface with mixer taps, drawers, cupboards and integrated dish washer under, further work surface with drawers and cupboards under, inset 5 ring black glass gas hob, 2 electric ovens under and stainless steel extractor fan over, utility work surface with plumbing for washing machine and space for tumble drier, 12 wall cupboards one concealing gas boiler serving heating and hot water systems, plate rack, door to garage, open to:

GARDEN/DINING ROOM 11 x 10'9 (3.35m x 3.28m)

PVCu sealed unit double glazed to all aspect's with dwarf walls, insulated roof halogen with halogen downlights, radiator, power sockets, Karndean flooring, double doors opening out in to the garden.

OUTSIDE

FRONTAGE

Driveway and parking leading to garage, shrubs in borders, side access to rear garden

GARAGE

Part converted leaving storage space, double doors to front, light and power, door to kitchen.

REAR GARDEN

South westerly aspect, walled to flank, decking and feature Pergola. leading to lawns with raised flowers and shrub borders, outside tap.

AGENTS NOTE

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

TENURE & COUNCIL TAX BAND

FREEHOLD

COUNCIL TAX BAND: D

EPC RATING: D

- 4 BEDROOMS
- ENSUITE
- GARDEN/DINING ROOM
- EXTENDED REFFITTED KITCHEN
- STUDY
- LOUNGE
- ALL WHITE SANITARY WARE
- PVCU WINDOWS
- GAS HEATING
- SOUGHT AFTER LOCATION

