



Church
8 Doubleday Drive, Heybridge , CM9 4TL
Price £495,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within an enviable tucked away position an opportunity has arisen to purchase this FOUR BEDROOM DETACHED FAMILY HOME understood to be a former show home. Internally this property boasts two reception rooms plus the addition of a CONSERVATORY OVERLOOKING THE GENEROUS REAR GARDEN!

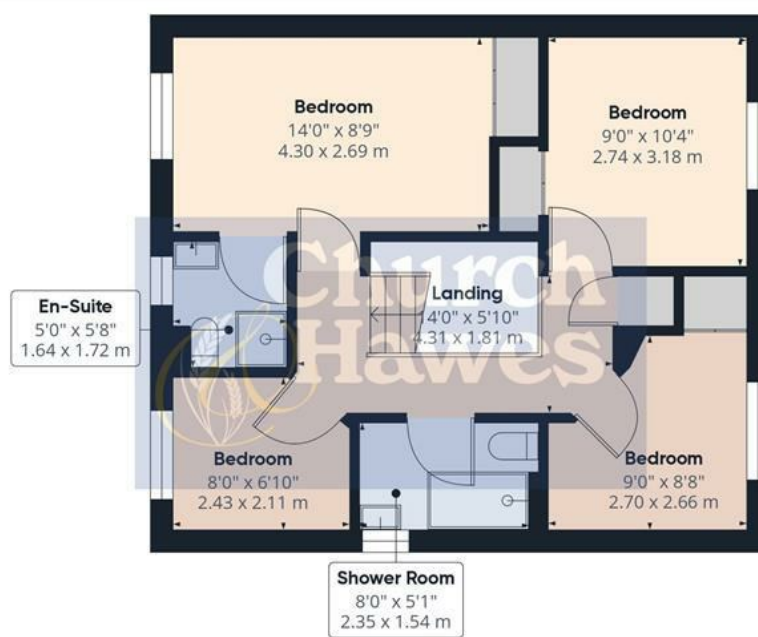
Further accommodation comprises of en-suite facilities serving the principal bedroom plus first floor shower room along with ground floor cloakroom/w.c. Externally parking is provided for THREE CARS plus SINGLE GARAGE.

Located in a sought after turning, this house offers the ideal blend of tranquillity and convenience. The detached nature of the property provides privacy and a sense of exclusivity.

Energy Efficiency Rating C. Council Tax Band E.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1126.01 ft²
 104.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom 1 14' x 8'9 (4.27m x 2.67m)

Double glazed window to front, radiator, built in wardrobe, door to:

En-Suite

Double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, extractor fan.

Bedroom 2 10'4 x 9' (3.15m x 2.74m)

Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3 9' x 8'8 (2.74m x 2.64m)

Double glazed window to rear, radiator, built in wardrobe.

Bedroom 4 8' x 6'10 (2.44m x 2.08m)

Double glazed window to front, radiator.

Shower Room

Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, walk in shower with wall mounted shower unit.

Landing

Access to loft space, radiator, airing cupboard, stairs leading down to ground floor.

Entrance Hall

Entrance door, radiator, coved to ceiling, door to:

Cloakroom/W.C

Radiator, low level w.c, wash hand basin, tiled splash backs, extractor fan.

Lounge 16' x 10'4 (4.88m x 3.15m)

Double glazed window to front, radiator, feature fireplace with gas fire, coved to ceiling, stairs rising to first floor, through to:

Dining Room 10'3 x 9' (3.12m x 2.74m)

Sliding patio door to Conservatory, radiator, coved to ceiling.

Conservatory 8'7 x 8' (2.62m x 2.44m)

French doors to garden, tiled floor, ceiling fan.

Kitchen 11' x 9' (3.35m x 2.74m)

Double glazed window to rear, door to rear to garden, radiator, wall mounted Vaillant boiler (boiler installed August 2023), sink unit with mixer tap set into worksurfaces, built in dishwasher, built in fridge/freezer, built in oven, four ring hob & extractor hood, tiled splash backs, fitted base and wall mounted units, tiled floor.

Rear Garden

Commencing with patio area, external lighting, flower and shrub beds, fenced to boundaries, outside tap, timber storage shed with power and light connected, front access gate.

Frontage

Parking for three cars, external lighting.

Garage

Up and over door to front, power and light connected.

Agents Note

The seller has advised that Fibre is connected to the door & that there are built in fire alarms.

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.

