



4 The Tabrums, South Woodham Ferrers , CM3 5QJ
Price £985,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Room for all the family! This exquisitely renovated and expanded four-bedroom detached family home features a fully self-contained two-bedroom annexe, a heated outdoor swimming pool, and numerous premium amenities. Situated on the periphery of town, convenient for the new medical centre, Woodville primary school and train station. The main house includes a generous kitchen/diner, lounge, formal dining room, cloakroom, utility room, 22ft laundry room, and a grand hallway to the ground floor. The first floor accommodates a spacious master bedroom with a stunning en-suite bathroom and his-and-hers dressing rooms, a second en-suite bedroom, and two additional bedrooms sharing a Jack-and-Jill bathroom.

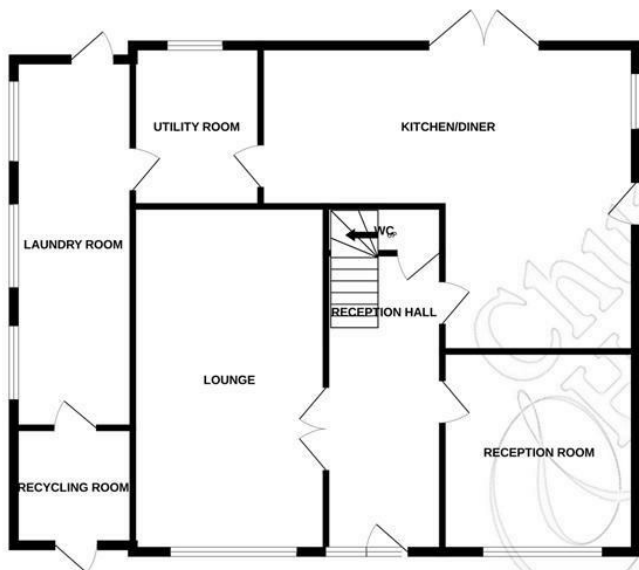
The detached annexe, provides independent living with two substantial bedrooms, two large en suite bathrooms, additional shower room, a cosy lounge, office, impressive kitchen, ample dining room and a galleried mezzanine.

Outdoor amenities include a 96ft rear garden with heated swimming pool and covered raised terrace. With additional rear garden, with artificial lawn. The frontage offers extensive parking for multiple vehicles. Freehold, Council tax bands F & A. EPC rating C

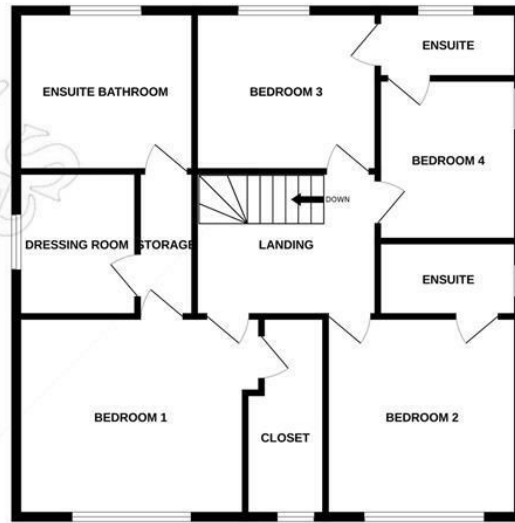
Planning consent (12/00506/FUL) has previously been granted to connect both properties with a single-story side extension.



GROUND FLOOR

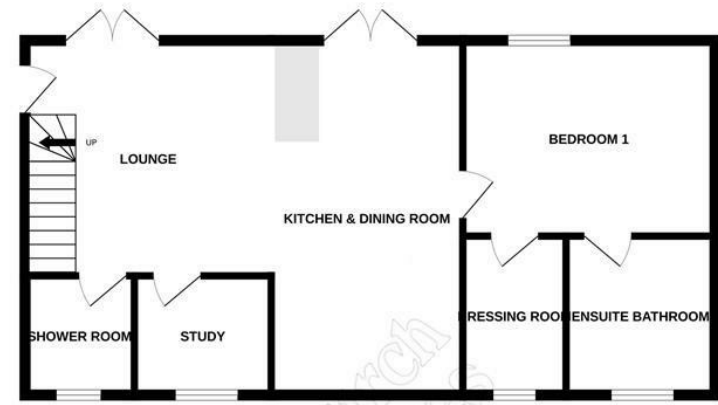


1ST FLOOR



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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GROUND FLOOR



1ST FLOOR



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GROUND FLOOR

Entered via PVCu double glazed door with side panels into impressive receiving hall.

ENTRANCE HALL 17'10" x 7' (5.44m x 2.13m)

Half height wood panelling to walls, laminate floor, radiator, stairs to first floor with concealed door to: -

CLOAKROOM/W.C.

Two piece white suite comprising wash hand basin with cupboard under, back to wall w.c., half height tiling to walls, radiator.

RECEPTION 2 12' x 11'7" (3.66m x 3.53m)

PVCu double glazed bay window to front, radiator, laminate floor, coved cornice to smooth ceiling.

LOUNGE 20'8" x 11'7" (6.30m x 3.53m)

PVCu double glazed bay window to front, two radiators, laminate floor, feature fireplace, coved cornice to smooth ceiling.

KITCHEN/DINER 22'3" x 19'<11'6" (6.78m x 5.79m<3.51m)

L-shaped room with central island, range of high gloss base level units with hardwood work surface, inset sink unit with mixer tap, space for 1100mil Range with extractor hood over, integrated dishwasher, custom built-in seating area, radiator, smooth ceiling with beamed ceiling, PVCu double glazed window to side, PVCu double glazed French style doors to side, also PVCu door to rear, door to: -

UTILITY ROOM 9'9" x 9'2" (2.97m x 2.79m)

PVCu double glazed window to rear, also PVCu double glazed door to side, high gloss eye and base level units, laminate work surface, stainless steel single drainer sink unit with mixer tap, built-in wine cooler.

LAUNDRY ROOM 22'6" x 7'1" (6.86m x 2.16m)

Base level units, laminate work surface, three obscure windows to side, PVCu double glazed door to rear, butler sink with mixer tap, plumbing for washing machine and space for tumble drier, enclosed cupboard housing gas central heating boiler serving domestic hot water and central heating, door to: -

RECYCLING AREA 7'4" x 7' (2.24m x 2.13m)

Tiled walls, PVCu door to front.

BEDROOM 1 13'8" x 11'9" (4.17m x 3.58m)

PVCu double glazed window to front, radiator, laminate floor, coved cornice to smooth ceiling, large walk-in closet 11'5" x 5' PVCu double glazed window to front. Second dressing area 8'5" x 7'3" PVCu double glazed window to side, laminate floor, radiator. Inner hallway with storage to: -

EN-SUITE BATHROOM 10'8" x 9'8" (3.25m x 2.95m)

Majority tiled to walls, central freestanding bath with mixer tap, vanity unit with his and hers polished stone basins, two mixer taps, corner shower unit, low level w.c., radiator, coved cornice to smooth ceiling.

BEDROOM 2 11'9" x 11'8" (3.58m x 3.56m)

PVCu double glazed window to front, radiator, laminate floor, door to: -

EN-SUITE SHOWER ROOM

PVCu obscure double glazed window to side, white suite comprising 1100mil shower cubicle, wash hand basin with cupboard under, low level w.c., radiator.

BEDROOM 3 11'10" x 9'9" (3.61m x 2.97m)

PVCu double glazed window to rear, radiator, laminate floor, door to: -

EN-SUITE BATHROOM

PVCu double glazed window to rear, panel enclosed bath with shower over, wash hand basin, low level w.c., radiator.

BEDROOM 4 9'9" x 8'5" (2.97m x 2.57m)

PVCu double glazed window to rear, radiator, coved cornice to smooth ceiling, door to Jack & Jill en-suite.

LANDING 11' x 9'3" (3.35m x 2.82m)

Radiator, vaulted beamed ceiling.

ANNEXE

LOUNGE 13'1" x 12'6" (3.99m x 3.81m)

Staircase to first floor, laminate floor, PVCu double glazed door to side, further PVCu double glazed doors to rear, radiator, door to: -

STUDY 7'3" x 6' (2.21m x 1.83m)

PVCu double glazed window to front, radiator, laminate floor.

SHOWER ROOM

Fully tiled, shower cubicle, wash hand basin with cupboard under, low level w.c., PVCu double glazed window to front, radiator.

KITCHEN/DINER 18'10" x 10'2" (5.74m x 3.10m)

PVCu double glazed bay window to front, PVCu double glazed French doors to rear garden, white high gloss eye and base level units, Quartz work surface inset sink unit with mixer tap, built-in electric oven, integrated fridge, integrated cooker, door to: -

BEDROOM 1 13'5" x 10'5" (4.09m x 3.18m)

PVCu double glazed window to rear, laminate floor, radiator, doors to dressing and en-suite:

EN-SUITE

Four piece white suite comprising panel enclosed bath, enclosed shower cubicle, pedestal wash hand basin, low level w.c., half height tiling to walls, PVCu double glazed window to front, radiator.

DRESSING ROOM 8'5" x 5' (2.57m x 1.52m)

PVCu double glazed window to front, laminate floor, radiator.

FIRST FLOOR

Galleried landing leading to: -

BEDROOM 13' x 14'5" (3.96m x 4.39m)

PVCu double glazed window to rear, vaulted ceiling, built-in wardrobe, radiator, door to: -

EN-SUITE BATHROOM 13' x 9'3" (3.96m x 2.82m)

Velux window to rear, panel enclosed bath, enclosed shower cubicle, pedestal wash hand basin, low level w.c., radiator.

EXTERIOR 96 ft (29.26m ft)

Extensive herringbone brick block patio area surrounding the swimming pool, heated by way of "Thermotec" heat pump, Timber pool house, large covered pergola with pizza oven. further artificial lawn, gate leading to front of house. Timber storage room with power and light. Perimeter fencing.

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.

