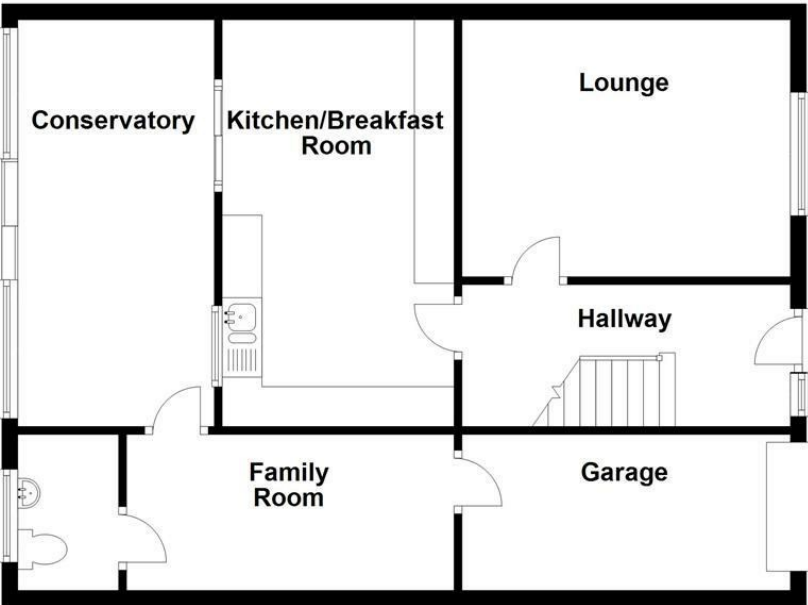
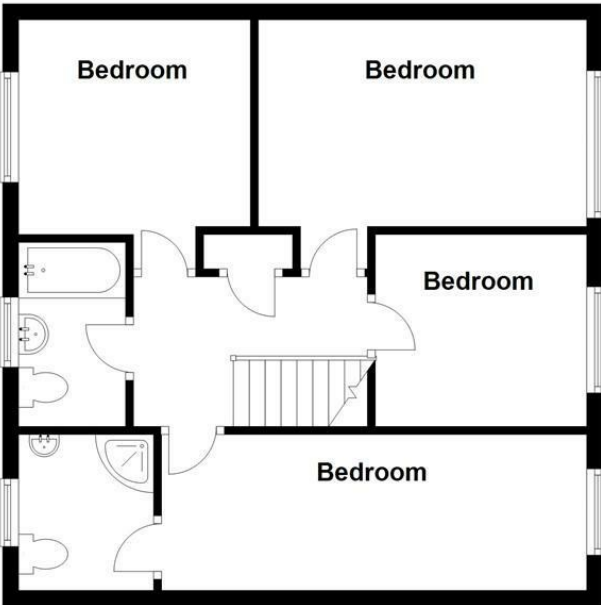


**Ground Floor**  
Approx. 752.0 sq. feet



**First Floor**  
Approx. 553.0 sq. feet



Total area: approx. 1304.9 sq. feet

Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.  
Plan produced using PlanUp.



## 12 Coxs Close, South Woodham Ferrers, Essex CM3 5SL

Deceptively spacious four bedroom semi-detached family home, extended to both the ground & first floor. The ground floor commences with a receiving hall, leading to the lounge and re-fitted kitchen breakfast room, with adjoining PVCu double glazed conservatory, play/family room and cloak/utility room. Bedroom one has the benefit of a white three piece en-suite shower room, and the family bathroom has been re-fitted in white. Other benefits include, PVCu double glazed windows and doors, gas fired central heating, block paved driveway, enclosed west facing rear garden and garage storage space - Call now to view. Council Tax Band C. EPC Rating C. Tenure Freehold.

**Price £450,000**





FIRST FLOOR

LANDING

Smooth plaster ceiling, access to loft space, airing cupboard, fitted carpet, doors to:-

BEDROOM 1 15'5" x 7'6" (4.70m x 2.29m)

Sealed unit PVCu double glazed window to front, smooth plaster ceiling with inset spot lights, radiator, television point, fitted carpet, door to:-

EN-SUITE SHOWER

Sealed unit PVCu obscure double glazed window to rear, smooth plaster ceiling, extractor fan, radiator, fitted white three piece suite, comprising, low level w.c, pedestal wash hand basin with mixer tap and tiled backsplash, tiled quadrant shower enclosure with glazed sliding doors.

BEDROOM 2 13'4" x 8'7" (4.06m x 2.62m)

Sealed unit PVCu double glazed window to front, coved cornice to textured ceiling, radiator, television and telephone point, fitted bedroom furniture to remain, fitted carpet.

BEDROOM 3 9'11" x 8'7" (3.02m x 2.62m)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator tv and telephone point, dimmer switch, laminate flooring.

BEDROOM 4 8'9" x 7'9" (2.67m x 2.36m)

Sealed unit PVCu double glazed window to front, coved cornice to textured ceiling, radiator, dimmer switch, fitted carpet.

FAMILY BATHROOM

Sealed unit PVCu obscure double glazed window to rear, smooth plaster ceiling, radiator, re-fitted white three piece suite comprising, low level w.c, pedestal wash hand basin with mixer tap, panel enclosed bathe with mixer tap and shower attachment fully tiled to walls.

GROUND FLOOR

Storm porch leading to sealed unit PVCu double glazed door with obscure double glazed side light window giving access to:-

ENTRANCE HALL

Smooth plaster ceiling, radiator, stairs rising to first floor with under stairs storage cupboard, thermostat, laminate flooring, doors to:-

LOUNGE 13'9 x 10'6" (4.19m x 3.20m)

Sealed unit PVCu double glazed window to front, smooth plaster ceiling, radiator, television and telephone point, laminate flooring.

KITCHEN/BREAKFAST ROOM 16'7" x 9'6" > 8'3" (5.05m x 2.90m > 2.51m)

Sealed unit PVCu double glazed window to rear, smooth plaster ceiling, radiator, television point, re-fitted with an extensive range of shaker style eye and base level units, with complementing work surfaces, inset one and a half sink drainer with mixer tap, integrated dishwasher, inset four ring electric hob, glass backsplash, electric fan oven, stainless steel extractor hood, integrated fridge, one drawer pack, sealed unit PVCu sliding patio doors to:-

CONSERVATORY 16'8" x 8'1" (5.08m x 2.46m)

Brick dwarf wall, sealed unit PVCu double glazed windows and sliding patio doors to rear, polycarbonate roof, radiator, wall lights, power points, laminate flooring, door to:-

PLAY/FAMILY ROOM 15'7" x 7'2" (4.75m x 2.18m)

Smooth plaster ceiling with inset spot lights and roof light, radiator, laminate flooring, door to garage/storage, door to:-

CLOAK/UTILITY ROOM

Obscure sealed unit PVCu double glazed window to rear, smooth plaster ceiling, radiator, cupboard housing combination boiler, space and plumbing for washing machine, two piece white suite comprising, low level w.c, pedestal wash hand basin with mixer tap, tiled backsplash.

GARAGE STORAGE

single up and over door, light and power.

EXTERIOR

REAR GARDEN

Westerly facing, commencing with a timber decked patio, remainder laid to lawn, screening conifers.

FRONT

Block paved driveway with parking for two cars, outside light.

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.

- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- PVCu DOUBLE GLAZED CONSERVATORY
- PLAY/FAMILY ROOM
- CLOAK/UTILITY ROOM
- PVCu DOUBLE GLAZED WINDOWS AND DOORS
- GAS RADIATOR HEATING
- EPC. C C/TAX C. FREEHOLD

