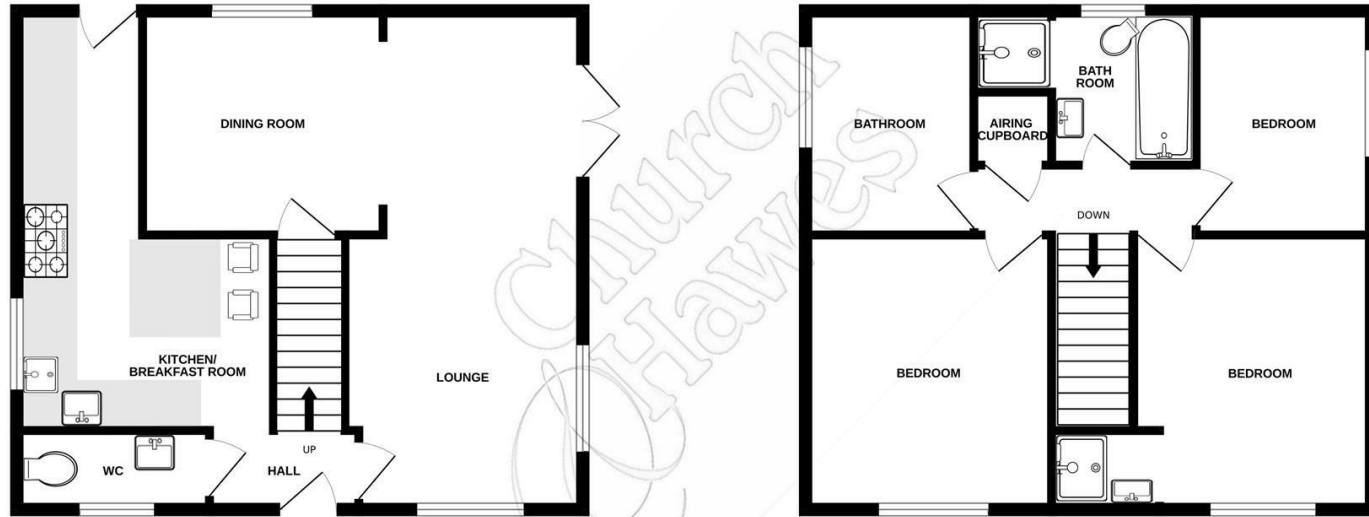


GROUND FLOOR

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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## 6 Clements Place, South Woodham Ferrers, Essex CM3 5JE

The 'IDEAL' location! Situated in a small residential cul-de-sac, convenient for local schools, shops, rail station and town centre this detached 4 bedroom house boasts, main bedroom with ensuite shower and fitted wardrobes, family bathroom with 4 piece refitted white suite, lounge with adjoining dining room, refitted kitchen breakfast room and ground floor cloaks. Externally there is garaging and driveway parking to the front elevation and the Westerly facing garden is apx 75' in length, all with PVCu glazing and gas heating. Council Tax Band E. EPC: rating C. Tenure: Freehold.



Price £485,000

## FIRST FLOOR

### LANDING

Textured ceiling, radiator, airing cupboard, access to loft space, doors to:

### BATHROOM

Obscure PVCu sealed unit double glazed window to rear, coved cornice to smooth plaster ceiling, halogen downlights, chrome towel rail, tiled to visible walls and floor, white low level w.c., pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, shower cubicle with glazed screen door, aqua boarding and power shower.

### BEDROOM 1 11'7" x 10'9" (3.53m x 3.28m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, laminate floor, fitted double mirror wardrobes.

### EN-SUITE

Smooth plaster ceiling with extractor fan, vanity wash hand basin, shower tray in tiled cubicle with glazed screen door, tiled visible walls.

### BEDROOM 2 11'6" x 8'9" (3.51m x 2.67m)

PVCu sealed unit double glazed window to front, smooth plaster ceiling, radiator, dimmer switch.

### BEDROOM 3 9'7" x 6'2" (2.92m x 1.88m)

PVCu sealed unit double glazed window to side, textured ceiling, radiator.

### BEDROOM 4 9'7" x 6'2" (2.92m x 1.88m)

PVCu sealed unit double glazed window to side, textured ceiling, radiator, dimmer switch.

### GROUND FLOOR

Obscure PVCu sealed unit double glazed entrance door and side light to: -

### HALL

Smooth plaster and part suspended ceiling, laminate floor, stairs rise to first floor, doors to:

### CLOAKROOM

Obscure PVCu sealed unit double glazed window to front, smooth plaster ceiling with halogen downlights, chrome towel rail, tiled to visible walls, white low level w.c. and vanity wash hand basin.

### KITCHEN/BREAKFAST ROOM 18'10" x 8'7"<5' (5.74m x 2.62m<1.52m)

PVCu sealed unit double glazed window to side and PVCu sealed unit double glazed door to rear, smooth plaster ceiling with halogen downlights, tiled to visible floor, radiator, refitted cream kitchen with stainless steel single bowl sink with mixer tap and separate drainer, inset to work surface with drawers and cupboards under, adjacent work surface with drawers and cupboards and storage space under, plumbing for a washing machine and vent for tumble drier, integrated dishwasher, inset five ring gas hob with double oven under, stainless steel extractor fan over, breakfast bar with drawers under, floor to ceiling larder, eight wall cupboards and cupboard concealing gas central heating boiler serving domestic hot water and central heating, pelmet lighting, half tiled visible walls and tiled splashbacks to work surface.

### LOUNGE 21'6" x 10'8"<9'4" (6.55m x 3.25m<2.84m)

PVCu sealed unit double glazed windows to front and side, PVCu sealed unit double glazed French doors to garden, smooth plaster ceiling, two radiators, TV point, arch to: -

### DINING ROOM 9'2" x 8' (2.79m x 2.44m)

PVCu sealed unit double glazed window to rear, smooth plaster ceiling, radiator, understair cupboard.

### EXTERIOR

#### FRONT

Laid to lawn with own drive and parking for two cars, side access to rear, outside tap.

#### GARAGE

Electric roller shutter door, light and power.

#### REAR 75/80' (22.86m/24.38m )

West facing garden, commencing paved patio to lawn with flower and shrub borders, rear sun garden with slate beds.

### 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 enquiries 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.

- 4 BEDROOMS
- ENSUITE SHOWER
- FAMILY BATHROOM & G/F/WC
- LOUNGE
- DINING ROOM
- KITCHEN BREAKFAST ROOM
- GARAGE AND PARKING
- CONVENIENT FOR SHOPS, SCHOOLS & RAIL STATION
- GAS HEATING PVCu GLAZING
- FREEHOLD. EPC: TBA. C/TAX E.

