

Charles Crescent, Rochford SS4 1FT



£540,000

A stunning, detached four bedroom family home recently built by Bellway Homes on the popular Hall Road development in Rochford. Benefiting from having two reception rooms, luxury kitchen/diner, en suite to master bedroom, luxury family bathroom, landscaped rear garden, own driveway providing off-street parking and detached garage.

Viewing highly recommended.

EPC Rating: B. Our Ref 17462



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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance under storm porch via composite double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Alarm system. Engineered wood flooring. Radiator.

GROUND FLOOR CLOAKROOM/WC

Low level WC. Wash hand basin. Radiator.

LOUNGE 20' 6" x 11' 8" (6.25m x 3.56m)

Double glazed bay window to the front aspect, with custom made shutters. Double glazed French doors providing access to rear garden. Engineered wood flooring. Radiator.



SITTING ROOM / DINING ROOM 10' 5" x 9' 4" (3.18m x 2.84m)

Double glazed window to the front aspect, with custom made shutters. Engineered wood flooring. Radiator.



KITCHEN/DINER 17' 8" x 13' 1" (5.38m x 3.99m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Comprehensive range of modern base and eye level units. Square end work surfaces. Inset stainless steel sink drainer unit. Fitted waist and eye level double electric oven. Inset AEG five ring gas hob with extractor chimney over. Integrated fridge. Integrated freezer. Integrated washing machine. Integrated dish washer. Engineered wood flooring. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Airing Cupboard. Access to loft.



BEDROOM ONE 12' 1" x 14' 1" (3.68m x 4.29m)

Double glazed window to the front aspect, with custom made shutters. Fitted wardrobes. Radiator.



EN SUITE SHOWER ROOM

Obscure double glazed window to the front aspect. Low level WC. Inset wash hand basin. Fully tiled double shower enclosure. Tiled floor. Part tiled walls. Chrome heated towel rail.



BEDROOM TWO 11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed window to the rear aspect. Radiator.



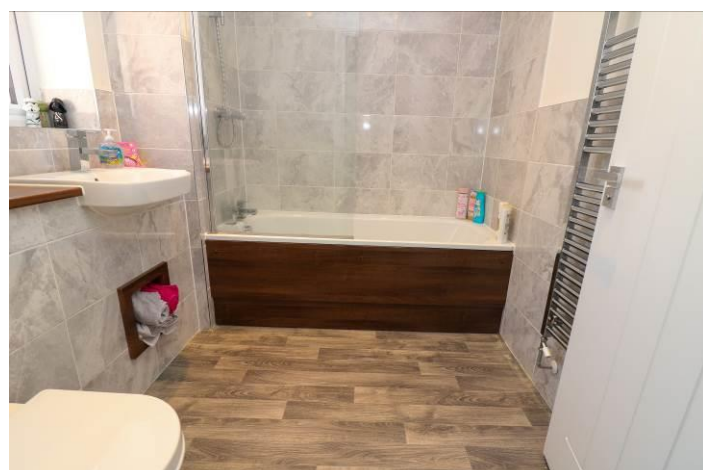
BEDROOM FOUR 8' 7" x 8' (2.62m x 2.44m)

Double glazed window to the front aspect, with custom made shutters. Radiator.



FAMILY BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin. Panelled bath with shower over and shower screen. Tiled floor. Part tiled walls. Chrome heated towel rail.

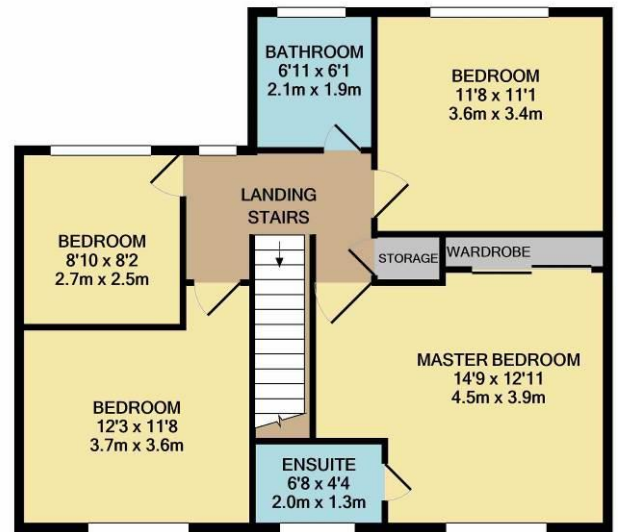


EXTERIOR

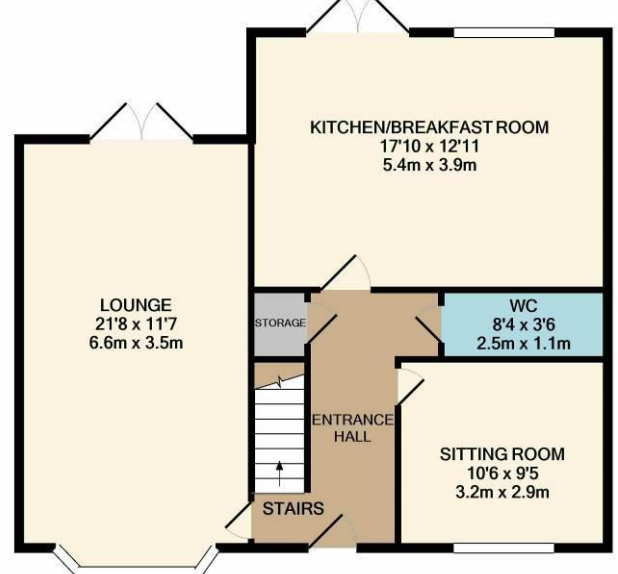
The landscaped **REAR GARDEN** commences with paved patio extending to paved pathways. Further paved patio area to the rear. Artificial lawn area. Side gate providing access to the front.



The **FRONT** has small area with shrubs and pathway leading to entrance door. Own block paved driveway providing off-street parking which in turn leads to **DETACHED GARAGE** with up and over door, power and light, personal door providing access to rear garden.



1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 707 SQ.FT.
(65.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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