



The Grove, Bicknacre, CM3 4XB
Guide Price £425,000 to £450,000 Freehold


MARTIN&CO

Bicknacre, Essex

3 Bedrooms,

Guide Price £425,000 to £450,000

- DETACHED HOUSE
- SCOPE TO EXTEND STPP (Previously approved)
- CORNER PLOT
- SEPERATE LOUNGE & DINING ROOM
- FITTED KITCHEN
- CLOAKROOM WC
- RECENT REPLACEMENT GAS BOILER
- GARAGE & OFF ROAD PARKING
- DELIGHTFUL REAR GARDEN
- VILLAGE LOCATION



GENERAL DESCRIPTION: THREE bedroom DETACHED house situated on a corner plot, with scope to extend (STPP - previous planning approved, has expired) in the Village of Bicknacre. The property is well presented and has a delightful rear garden, garage and driveway for off road parking. The accommodation comprises entrance lobby, cloakroom wc, spacious dining room, separate lounge across to rear of the house with recently fitted French doors opening to the rear garden, fitted kitchen, three bedrooms each with fitted wardrobe cupboards, and a family bathroom wc with shower over the bath.

The Village of Bicknacre has local shops, schooling, Children's Nursery, Church and public houses. There are

bus staging point close by, with easy access to South Woodham Ferrers with Sainsbury and Asda, Chelmsford City with it's major facilities and mainline station to London Liverpool Street, as well as the waterside town of Maldon.

Viewing is highly recommended and is by appointment only.

ENTRANCE LOBBY Accessed via composite security door, frosted double glazed windows to one side, laminate wood flooring, door to dining room and door to:

DINING ROOM 12' 11" x 10' 10" (3.94m x 3.3m) + 8' 0" x 5' 5" (2.44m x 1.65m) into stair recess. UPVC double glazed window to front, glazed door to entrance lobby, door to kitchen and lounge, radiator, laminate wood flooring, smooth plastered ceiling, stairs leading to the first floor.

CLOAKROOM WC UPVC frosted glass double glazed window to front, wash hand basin set on vanity unit

with storage beneath and mosaic tiled splash back, close coupled wc, radiator, laminate wood flooring, smooth plastered ceiling.

LOUNGE 17' 9" x 10' 7" (5.41m x 3.23m) Recently fitted UPVC double glazed French doors to rear and double glazed window to rear, feature ornamental fire place with tiled hearth and painted wood surround, radiator, smooth plastered ceiling.

KITCHEN 12' 6" x 7' 6" (3.81m x 2.29m) UPVC half double glazed door to side, and double glazed window to front, the rest fitted with a range of floor standing and eye level units, with fitted rolled edge work top, inset stainless steel sink unit and drainer, space and plumbing for washing machine and slimline dishwasher, inset ceramic Creda Hob with Belling electric oven beneath and extractor over, space for American Fridge Freezer, radiator, tiles to walls, tiled flooring, smooth plastered ceiling.

LANDING With tall UPVC double glazed window to

side at stair return, access to all first floor rooms.

BEDROOM ONE 12' 0" x 9' 6" (3.66m x 2.9m) UPVC double glazed window to rear, range of fitted wardrobes along one wall, radiator, coving to smooth plastered ceiling.

BEDROOM TWO 10' 2" x 9' 7" (3.1m x 2.92m) UPVC double glazed window to front, built in double wardrobe cupboard, radiator, coving to smooth plastered ceiling.

BEDROOM THREE 9' 0" x 8' 0" (2.95m x 0m) UPVC double glazed window to rear, built in wardrobe cupboard, radiator.

FAMILY BATHROOM WC 8' 0" (max) x 7' 2" (2.44m x 2.18m) UPVC double glazed frosted glass window to front, the rest fitted with enclosed panel bath with wall mounted electric shower over, pedestal wash hand basin, close coupled wc, shaver point, airing cupboard, tiled walls, laminate wood effect flooring.



REAR GARDEN The delightful rear garden is well maintained and stocked with a wide range of flowers and shrubs with immediate L shaped paved patio area with decorative edging, lawn expanse, with timber summer house to the rear on solid base, exterior lighting, and external water tap fitted in garage, rear door to garage.

FRONT GARDEN AND DRIVEWAY The property occupies a corner plot, with grass strip down one flank. To the front is a tarmacadam driveway with block edging, gravelled area, laurel bushes, ample room for off road parking, and access to the front door and garage.

GARAGE Accessed from the driveway, the garage currently has a timber gate in front under the canopy to create an enclosed area in front of the garage. The garage is accessed via a single up and over door, has power and light connected, an external water tap, wall mounted Glow Worm gas fired boiler (March 2021), as well as a door to the rear garden.







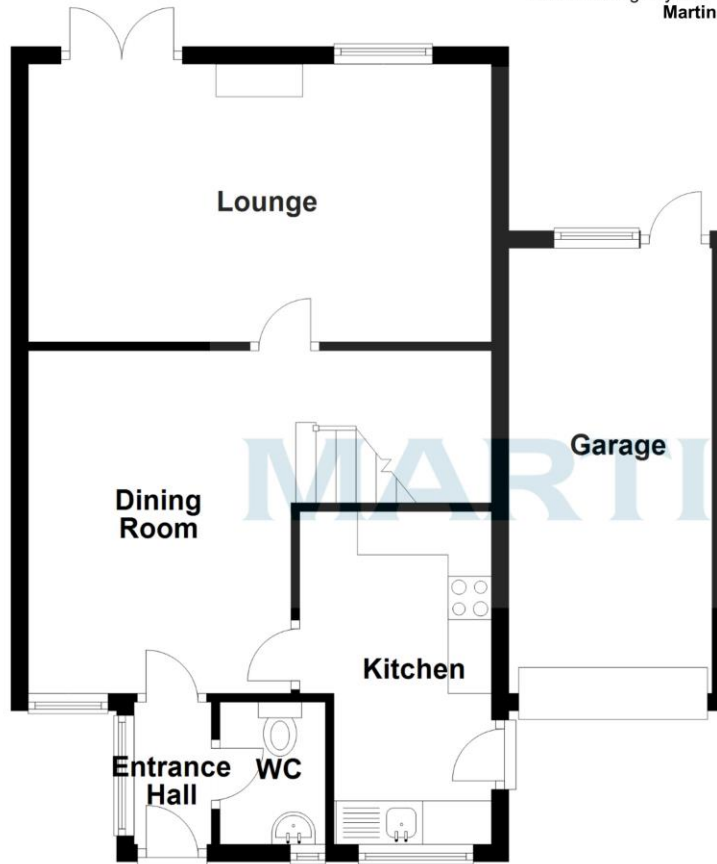
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

APPROX INTERNAL FLOOR AREA
98 SQ M 1054 SQ FT
INCLUDING GARAGE

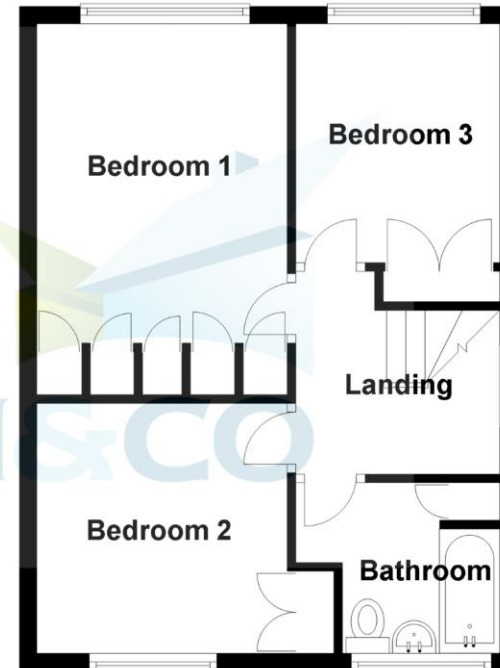
This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass bearings
before making any decisions reliant upon them.
Martin & Co



Ground Floor



First Floor



Martin & Co Danbury

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