

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woodburn Close, Thundersley, SS7 3XS



GUIDE PRICE £390,000 - £415,000

We are pleased to offer for sale this extended three bedroom semi-detached house having the huge benefit of fully paid for solar panels which provide cheaper energy bills and cash back each quarter! The property has spacious living accommodation, with various options for working from home; bathrooms to both floors; 50' South backing rear garden; off street parking for three vehicles and is situated in a quiet cul-de-sac location within walking distance of the OFSTED outstanding Westwood Academy, The King John School, West Wood, Virgin Gym and easy reach of Hadleigh Town Centre and major routes via the A13 and A127. Council Tax Band – C. EPC rating - D. Our ref: 15272

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Woodburn Close, Thundersley, SS7 3XS

Accommodation comprises:

Entrance via composite security door to:

RECEPTION HALL 8' 4" x 7' (2.54m x 2.13m)

Obscure uPVC double glazed window to side aspect. Large storage cupboard suitable for housing tumble dryer. Double radiator. Tiled floor. Doors to:

GROUND FLOOR SHOWER ROOM 6' 6" x 4' 3" (1.98m x 1.3m)

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece suite comprising close coupled w/c, wall mounted wash hand basin and walk in shower with over head rainmaker shower and detachable jet body spray. Recently fitted stone effect tiled walls and floor.

KITCHEN/DINER 18' 9" x 10' 4" reducing to 9' 10" (5.72m x 3.15m > 3m)

Skimmed ceiling. Inset spotlights. UPVC double glazed window to front aspect. UPVC double glazed patio doors providing access to REAR GARDEN. Farmhouse style base and eye level units. Solid wood working surfaces. Tiled splashbacks. Inset butler sink with brushed chrome mixer tap. Range cooker to remain with extractor hood over. Space and plumbing for washing machine. Breakfast bar area. Tiled floor.



LOUNGE 18' 9" x 11' (5.72m x 3.35m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. UPVC double glazed patio doors providing access to REAR GARDEN. Feature fireplace. Under stairs storage cupboard. Two vertical radiators. Further double radiator. Wall lighting. Tiled floor.

STUDY/OFFICE 6' 1" x 6' (1.85m x 1.83m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Built in storage cupboard.

FIRST FLOOR LANDING

UPVC double glazed window to front aspect. Doors to:

BEDROOM ONE 12' 9" reducing to 10' > 11' 4" (3.89m > 3.05m x 3.45m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Fitted wardrobes and matching dresser. Radiator.



BEDROOM TWO 12' 8" reducing to 8' 5" x 9' (3.86m > 2.57m x 2.74m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobe. Further storage cupboard. Radiator.



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

Coved ceiling. UPVC double glazed window to front aspect. Loft access. Radiator.



FAMILY BATHROOM 8' x 5' 4" (2.44m x 1.63m)

Skimmed ceiling. Spotlight insets. Two uPVC double glazed windows to side aspect. Three piece suite comprising close coupled w/c, vanity mounted wash hand basin and panelled bath. Part tiled walls. Heated towel radiator. Tile effect vinyl flooring.



OUTSIDE OF PROPERTY: To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles. Various raised flower beds with mature shrubs.

The **REAR GARDEN** is South backing and measures approx. 50'. Commencing with paved patio and footpath leading to further patio area at the rear. Lawn area. Well stocked borders with various mature plants and shrubs. Fencing to all boundaries. Double gates to side providing access to front.

Large **SUMMERHOUSE** with obscure glazed door and two windows to front and side aspects. Power and lighting. Base and eye level units. Roll edged working surfaces. Space for under counter fridge/freezer.

Further **SUMMERHOUSE** with glazed door and two

windows to front and side aspects. Power and lighting. Kitchen units. Roll edged working surfaces. Tiled floor.



Agent's Note:

This property has solar panels fitted which are owned by the current vendors. They generate a substantial amount during the course of the year, and the current owners receive cash back every quarter at the present time.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.