

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Nelson Road, Rochford, SS4 3EJ



£460,000

Situated in a sought after Trafalgar Green Development is this substantial four bedroom semi detached house offering versatile open plan living accommodation, ground floor wc, three double bedrooms to first floor with en suite to bedroom one together with second floor bedroom with en suite, rear garden measuring approximately 60ft and own driveway providing off street parking. Within walking distance to local amenities.

Viewing highly recommended. EPC Rating: C. Council Tax Band: D. Our Ref: 19411.

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Entrance via uPVC glazed entrance door to entrance hall.

#### ENTRANCE HALL

Wood effect flooring. Stairs to first floor accommodation. Radiator. Coving to plastered ceiling.

#### GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising table top wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Wood effect flooring.

#### LOUNGE 17' 9" x 11' 4" (5.41m x 3.45m)

Double glazed bay window to front aspect. Feature fireplace with inset fire. Radiator. Wood effect flooring. Coving to plastered ceiling. French doors providing access to dining room.



#### DINING ROOM 10' 10" x 9' 6" (3.3m x 2.9m)

Wood effect flooring. Coving to plastered ceiling. Radiator. Door through to kitchen. French doors providing access to conservatory.



#### CONSERVATORY 13' 2" x 10' 10" (4.01m x 3.3m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Wood effect flooring.



#### KITCHEN/BREAKFAST ROOM 23' 7" max x 18' max (7.19m x 5.49m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Tiled flooring. Plastered ceiling with inset LED spotlighting.

#### KITCHEN AREA

A comprehensive range of country style base and eye units incorporating block Oak worksurface with a one and a half inset sink drainer unit. Space for freestanding Range Cooker with splash back and stainless steel extractor chimney above. Integrated dishwasher.



### BREAKFAST AREA

Continuation of country style base and eye level units incorporating block Oak worksurface. Casing and housing for American style fridge freezer. Recess providing **UTILITY AREA** with continuation of country style base and eye level units incorporating Oak worksurface. Space and plumbing for appliances.



### SPACIOUS FIRST FLOOR LANDING

#### BEDROOM ONE 13' 6" x 11' 4" (4.11m x 3.45m)

Double glazed window to rear aspect. Radiator. Coving to plastered ceiling. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising double walk in shower cubicle with thermostatic shower and full height glass screen, table top wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Wood effect flooring. Plastered ceiling with inset LED spotlighting.



#### BEDROOM THREE 13' 3" x 9' 4" (4.04m x 2.84m)

Double glazed window to front and rear aspects. Built in storage cupboard. Radiator. Coving to plastered ceiling. Wood effect flooring.



#### BEDROOM FOUR 13' max x 11' 4" (3.96m x 3.45m)

Double glazed window to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling. Wood effect flooring.

## BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls.



## LOBBY AREA

Stairs providing access to second floor accommodation.

## SECOND FLOOR LANDING

Feature circular window to front aspect.

## BEDROOM TWO 25' 11" max x 13' 1" (7.9m x 3.99m)

Velux windows to both side aspects. Restricted head height. Built in storage cupboard. Radiator. Plastered ceiling. Wood effect flooring. Door to en suite.



## EN SUITE

Velux window to side aspect. A three piece suite comprising tiled walk in shower cubicle with thermostatic shower, table top wash hand basin with chrome mixer tap and close coupled wc. Tiled walls. Tiled flooring.



## EXTERIOR.

The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area leading to garden. Laid to artificial lawn. Flower and shrub borders. Further patio to rear of garden. Gate providing access to front.

The **FRONT** has own block paved driveway providing off street parking for several vehicles. Double opening doors to **STORAGE AREA** (formerly the garage).



TOTAL FLOOR AREA: 3513 sq ft (324.4 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures and information contained herein, 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.  
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