

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

7 Harold Close, Rochford, SS4 1JT



Guide Price:
£875,000 - £900,000

Situated in an enviable position on the Hall Road Development and fronting Hall Road is this stunning substantial six bedroom detached family home approaching 3,500 square feet with accommodation over three floors. Occupying one of the largest plots on the development with wraparound rear garden, double detached garage with games room above, large spacious open plan living accommodation to ground floor, en suites to two bedrooms and second floor shower room. Within close walking distance to Rochford main line railway station, Town Square and Rochford Golf Course.

Viewing highly recommended. Our Ref: 19108.

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Entrance via composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Stairs to first floor accommodation. Large walk in storage cupboard. Wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and low level wc with concealed cistern. Radiator. Part tiled walls. Tiled flooring.



LOUNGE 17' 4" x 13' 7" (5.28m x 4.14m)

Double glazed window with custom fitted shutters to front aspect. Wood effect flooring. Plastered ceiling. Radiator. Double opening French doors providing access to dining room.



DINING ROOM 12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed French doors providing access to rear garden. Inset wall mounted electric fire. Wood effect flooring. Plastered ceiling. Radiator. Oak door through to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 28' max x 22' 5" max (8.53m x 6.83m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden. Velux windows to rear aspect. Feature part vaulted ceiling. Plastered ceiling with inset spotlighting. Tiled flooring. Radiators.



KITCHEN AREA

A comprehensive range of modern Shaker style base and eye level units incorporating quartz worksurface with inset sink drainer unit. Space for freestanding Range cooker with extractor above. Space and housing for American style fridge freezer. Integrated dishwasher. Island unit with quartz worksurface. Complimentary upstands. Door to utility room.



UTILITY ROOM 10' 3" x 6' 11" (3.12m x 2.11m)

A range of base and eye level units incorporating quartz worksurface with inset sink drainer unit. Space and plumbing for appliances. Complimentary upstand. Tiled flooring. Door to inner lobby.



INNER LOBBY

Double glazed door to side aspect. Stairs to first floor games room which is situated above the double garage.

GAMES ROOM 19' 6" x 12' 4" (5.94m x 3.76m)

Double glazed window to side and front aspects. Plastered ceiling with inset spotlighting. Radiator. Agents Note: Although currently being used as a games room, this could be used as a further bedroom, if required.



FIRST FLOOR GALLIERED LANDING

Airing cupboard. Stairs to second floor accommodation.



BEDROOM ONE 16' 8" x 14' 7" (5.08m x 4.44m)

Double glazed window with custom fitted shutters to front aspect. Feature vaulted ceiling. Radiator. Plastered ceiling with inset spotlighting. Open plan to dressing area.



DRESSING AREA 12' x 9' 6" (3.66m x 2.9m)

Double glazed window with custom fitted shutters to rear aspect. Radiator. Fitted wardrobes with mirror fronted sliding doors. Door to en suite.



BEDROOM TWO 12' 7" x 11' 4" (3.84m x 3.45m)

Double glazed window with custom fitted shutters to front aspect. Inset wardrobes with mirror fronted sliding doors. Plastered ceiling. Door to en suite.



SPACIOUS EN SUITE 12' x 8' 10" (3.66m x 2.69m)

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with chrome wall mounted mixer taps, tiled walk in shower cubicle with thermostatic shower, inset wash hand basin with storage below and low level wc with concealed cistern. Plastered ceiling with inset spotlighting. Tiled walls. Tiled flooring.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite tiled double walk in shower cubicle with thermostatic shower, wash hand basin with vanity storage below and low level wc with concealed cistern. Heated chrome towel radiator. Plastered ceiling. Tiled walls. Tiled flooring.



BEDROOM FOUR 13' 1" x 12' 7" (3.99m x 3.84m)

Double glazed window with custom built shutters to front aspect. Plastered ceiling. Radiator.

FAMILY BATHROOM

Obscure double glazed window to rear aspect. A four piece suite comprising panelled bath with wall mounted chrome mixer tap and inset LED plinth lighting, large walk in shower with glass sliding doors and thermostatic shower, inset wash hand basin with vanity storage below and low level wc with concealed cistern. Tiled shelving with feature LED shelving. Chrome heated towel radiator. Plastered ceiling with inset spotlighting. Tiled walls. Complimentary tiled flooring.



BEDROOM FIVE 15' 2" x 7' 7" (4.62m x 2.31m)

Velux windows to rear aspect. Eaves storage cupboard. Radiator. Plastered ceiling.



SHOWER ROOM

Velux window to rear aspect. A three piece suite comprising walk in tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel radiator. Tiled walls. Tiled flooring.



SECOND FLOOR ACCOMMODATION

BEDROOM THREE 15' 2" x 14' 2" (4.62m x 4.32m)

Double glazed window with custom fitted shutters to side aspect. Velux windows to front aspect. Access to loft. Eaves storage cupboard. Radiator. Plastered ceiling.

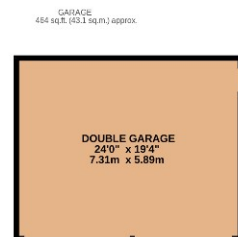
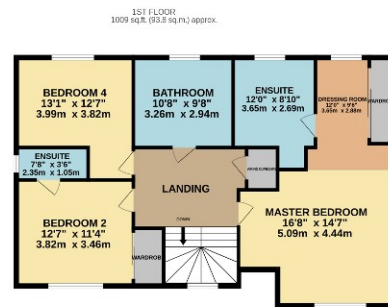


EXTERIOR.

The property occupies a wider than average plot providing a substantial **REAR GARDEN** commencing with patio area. Laid to lawn. Brick walls to all boundaries. Door to **ATTACHED DOUBLE GARAGE** with twin up and over doors. Power and lighting.



street parking for several vehicles. Large lawn area with private pathway leading to private walk way at front onto Hall Road.



TOTAL FLOOR AREA : 3415 sq.ft. (317.2 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 **FRONT** has a large sweeping driveway providing off

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