

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Little Wakering Road, Barling Magna, SS3 0LR



£750,000

Situated in the popular Barling village location is this five bedroom, four reception room house with ample off street parking, two summerhouses with a one bedroom annexe with private courtyard. Within close distance to Barling Magna Wildlife Reserve, local shops, bus routes and A13. Viewing advised. Our Ref: 19426.

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Entrance via composite double glazed entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Obscure double glazed window to side aspect. Storage cupboards. Radiator. Ceramic tiled flooring. Plastered ceiling.



KITCHEN 23' 6" x 10' (7.16m x 3.05m)

uPVC double glazed window to front and side aspects. A comprehensive range of base and eye level units incorporating granite work surfaces with sink drainer unit. Built in AEG double oven. Four ring gas hob with stainless steel extractor hood above. Integrated appliances. Tiled walls. Wood effect tiled flooring. Plastered ceiling.



INNER HALLWAY

Winding staircase to the first floor accommodation with under stairs storage cupboard. Coving to plastered ceiling.



LOUNGE 26' 5" x 12' 1" (8.05m x 3.68m)

Double glazed bay window to side aspect. uPVC double glazed window to side aspect. Double glazed French doors providing access to conservatory. Feature marble fireplace with gas fire. Coving to plastered ceiling. Two radiators. Wood effect laminate flooring.



UTILITY ROOM 7' 11" x 7' 1" (2.41m x 2.16m)

A range of base level units incorporating roll edge work surface with sink drainer unit. Slate tiled flooring. Tiled walls. Plumbing and space for washing machine and tumble drier. Cupboard. Close coupled wc. Plastered ceiling.



CONSERVATORY 14' 7" x 11' 11" (4.44m x 3.63m)

Double glazed windows to all aspects. Double glazed French doors providing access to the rear garden. Polycarbonate roof. Ceiling light fan. Tiled flooring.



DINING ROOM 13' 1" x 11' (3.99m x 3.35m)

uPVC double glazed French doors providing access to rear garden. Radiator. Coving to plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect. Radiator. Coving to plastered ceiling. Access to loft.



BEDROOM ONE 20' 10" x 10' 6" (6.35m x 3.2m)

Two double glazed windows to front aspect. Built in wardrobes. Two radiators. Coving to plastered ceiling.



BEDROOM TWO 14' x 12' 5" (4.27m x 3.78m)

Double glazed window to side aspect. Radiator. Coving to plastered ceiling.



BEDROOM THREE 12' 5" x 10' 6" (3.78m x 3.2m)

Double glazed window to side aspect. Radiator. Coving to plastered ceiling.



BEDROOM FOUR 12' 7" x 8' 5" (3.84m x 2.57m)

Double glazed window to rear aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



BATHROOM

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with mixer taps, walk in shower with rainfall shower over, wash hand basin with mixer taps with vanity storage below and close coupled wc. Heated towel radiator. Extractor fan. Tiled flooring. Tiled walls. Plastered ceiling.



EXTERIOR.

The **REAR GARDEN** commencing with **DECKING AREA** creating a seating area. Laid to lawn. Further **RAISED DECKING** to the side with two **SUMMERHOUSES** with power and lighting to remain. Block paved to side. Sheds to remain. A selection of mature flower and shrub beds. Side gate providing access to front.



ANNEXE



KITCHEN/LIVING AREA 17' 10" x 11' 2" (5.44m x 3.4m)

Entry uPVC double glazed door and side windows. Double glazed window to front aspect. A range of base and eye level units incorporating laminate work surfaces with stainless steel sink drainer unit with mixer tap. Tiled splash backs. Space for cooker. Integrated fridge. Integrated washing machine. Space for fridge freezer. Laminate wood effect flooring to kitchen area. Coving to plastered ceiling.



BEDROOM 13' 1" x 11' 3" (3.99m x 3.43m)

Double glazed window to rear aspect. Double glazed sky light. Double glazed door to private rear garden. Radiator. Coving to plastered ceiling.



SHOWER ROOM

A three piece suite comprising walk in shower with hand held attachments, wash hand basin with mixer taps and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling.



The Annexe garden has decking and is fenced off, creating a secluded garden/sitting area.



The **FRONT** has a block paved driveway providing off street parking for numerous vehicles. Lawn with mature tree. Small boundary wall at front.

The Annexe is located behind fencing with a gate providing its own seclusion.

Agents Note:

The Beesman boiler was installed in 2021, has been service yearly and is located in the kitchen.

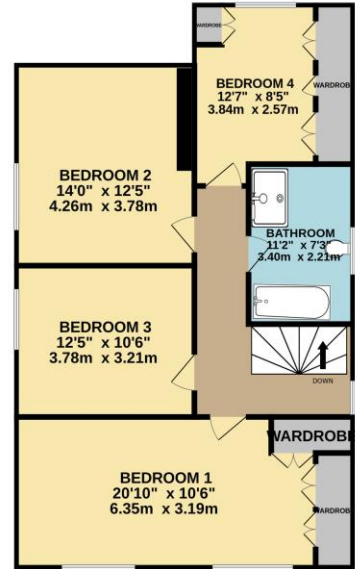
The Annexe is rented out through Sykes getting between £350 - £1,000 per week in peak season.



GROUND FLOOR
1456 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 2313 sq.ft. (214.9 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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