

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Doggetts Close, Rochford, SS4 1ED



Guide Price £350,000 - £375,000

Situated within the heart of Rochford and walking distance to mainline railway station with links to London Liverpool Street, the historic Market Square and local schools, is this well presented three bedroom semi-detached family home benefiting from having a luxury ground floor bathroom, conservatory, a rear garden measuring approximately 85ft with recently refurbished outbuilding and own driveway providing off-street parking.
EPC Rating:tbc. Our Ref 19482

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Further full height storage cupboard. Wood flooring. Plastered ceiling. Radiator.



LUXURY GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with wall mounted mixer tap and comprehensive range of LED lit vanity storage below. Free standing roll top bath with wall mounted mixer tap. Large walk-in shower cubicle with thermostatic shower. Tiled floor. Tiled walls. Plastered ceiling with inset LED lights. Heated towel radiator.



LOUNGE 12' 8" x 11' 10" (3.86m x 3.61m)

Double glazed window to the front aspect. Feature fireplace. Wood effect flooring. Coving to plastered ceiling. Radiator. Open plan to



DINING ROOM 11' 10" x 10' 7" (3.61m x 3.23m)

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



CONSERVATORY 12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed windows. Double glazed French doors providing access to rear garden. Exposed feature brick wall. Tiled floor.



BEDROOM ONE 12' 8" x 11' 3" (3.86m x 3.43m)

Double glazed window to the rear aspect. Double glazed window to the front aspect. Picture rail. Plastered ceiling. Radiator.



KITCHEN 12' 10" x 9' 10" (3.91m x 3m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear. Comprehensive range of modern gloss base and eye level units. Solid wood work surfaces. Inset sink drainer unit. Integrated eye level electric oven with gas hob and stainless steel extractor chimney over. Integrated appliances. Tiled floor. Plastered ceiling.



BEDROOM TWO 10' 5" x 6' 11" (3.18m x 2.11m)

Double glazed window to the rear aspect. Picture rail. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the side aspect.

BEDROOM THREE 9' 1" x 6' 9" (2.77m x 2.06m)

Double glazed window to the front aspect. Over stairs storage. Picture rail. Plastered ceiling. Radiator.



EXTERIOR

The **REAR GARDEN** measures approximately **85' (25.91m)** and commences with large patio leading to laid lawn. **SHED** to remain. Gate providing access to the side and front.



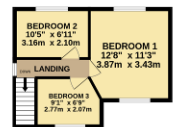
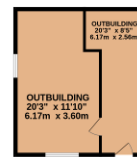
LARGE CUSTOM BUILD CABIN recently insulated, plastered ceiling, power and lighting, with double glazed windows and door, split into two rooms - **20' 3" x 11' 10" (6.17m x 3.61m)** and **20' 3" x 8' 5" (6.17m x 2.57m)**.



The **FRONT** has own block paved driveway providing off street parking for two/three vehicles with shared access to the side leading to **DETACHED GARAGE/WORKSHOP**.

GROUND FLOOR
2000 sq.ft. (187.2 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of plans, windows, doors and any other areas, an agent's view and 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 layout, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.
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