

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Arundel Road, Rochford, SS4 3JU



£1,425,000

Situated in a semi rural location and occupying a substantial corner plot measuring in excess of one acre is this stunning, recently constructed, custom designed contemporary three bedroom detached family home. Built to a very high specification with many stunning features including vaulted ceilings and open plan living accommodation. Approached via double opening electric gates with large frontage and sweeping driveway with car port providing under cover parking for two vehicles. Two bedroom annexe outbuilding, further outbuildings and one bedroom mobile home. Within a short drive to all local amenities in Ashingdon and Hockley. Viewing advised.
EPC Rating: A. Our Ref: 19467.

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Entrance via entrance door to entrance hall.

STUNNING OPEN PLAN ENTRANCE HALL

Large feature double glazed window to front aspect. Vaulted ceiling. Tiled flooring. Plastered ceiling with inset LED spotlighting. Door to inner hallway.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising table top wash hand basin with mixer tap, quartz work surface and vanity storage cupboard and back to wall wc. Part tiled walls. Tiled flooring. Plastered ceiling.



STUNNING KITCHEN/BREAKFAST ROOM 25' x 23' 10" (7.62m x 7.26m)

Vaulted ceiling with inset LED spotlighting. Feature high level double glazed window. Double glazed window to rear and side aspects. Double glazed sliding doors providing access to rear garden.





KITCHEN AREA

A comprehensive range of custom fitted Shaker style base and eye level units incorporating quartz work surface with inset one and a half sink drainer unit with twin hot taps. Large island unit with quartz work surface, drawer storage and seating for three with two under-counter freezers. Integrated twin eye level electric ovens. Induction hob. Larder cupboards. Two integrated, double height fridges. Integrated dishwasher. Tiled flooring. Door to sitting room. Sliding doors providing access to study.



STUDY 11' 4" x 7' 4" (3.45m x 2.24m)

Full height double glazed window and door to front aspect. Custom fitted office furniture. Tiled flooring. Plastered ceiling.



SITTING ROOM 12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed door providing access to rear garden. Tiled flooring. Plastered ceiling with inset LED spotlighting.



SPACIOUS INNER HALLWAY

Plastered ceiling with inset LED spotlighting. Bespoke staircase with glass balustrade and under stairs storage cupboard providing access to loft room.





UTILITY ROOM 6' 7" x 6' 2" (2.01m x 1.88m)

Double glazed window to front aspect. Base and eye level units. Space and plumbing for appliances. Butler sink with mixer tap. Tiled flooring. Tiled walls. Plastered ceiling.



BEDROOM ONE 13' 9" x 12' (4.19m x 3.66m)

Full height double glazed windows to front aspect. Double glazed door providing access to front aspect. Plastered ceiling. Wardrobes with mirror fronted sliding doors opening to provide access to dressing room.



DRESSING ROOM 11' 4" x 6' 8" (3.45m x 2.03m)

Fitted for clothes storage.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising walk in shower enclosure with waterfall shower head, table top wash hand basin with high gloss drawer storage and back to wall wc. Heated towel radiator. Tiled walls. Contemporary tiled flooring. Plastered ceiling with inset LED spotlighting.



BEDROOM TWO 16' 3" max x 9' 8" (4.95m x 2.95m)
Double glazed window to rear aspect. Plastered ceiling.
Door to en suite.



EN SUITE

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with full height glass shower screen and thermostatic shower, wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tiled flooring.



BEDROOM THREE 13' 2" x 10' 3" (4.01m x 3.12m)
Double glazed window to rear aspect. Plastered ceiling.
Air conditioning unit. Access to walk in wardrobe.



EN SUITE

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower enclosure, inset wash hand basin with high gloss drawer storage and back to wall wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



LOFT ROOM 32' 3" x 12' 4" (9.83m x 3.76m)

Velux windows to front and rear aspects. Restricted head height. Walk in eaves storage cupboard housing Megaflow system. Plastered ceiling with inset LED spotlighting.



EXTERIOR

The property sits on a plot measuring in excess of one acre and is approached via own private electric security gates providing access to large sweeping driveway leading to Car Port providing under cover parking for two vehicles and to the property. Privacy brick wall. The remainder of the plot is laid to lawn with a feature pond. Various outbuildings including the annexe accommodation, exterior Bar/ shed, additional shed in wooded area behind Barn Annex and a one bedroom mobile home with double glazing. Set within a tranquil position with far reaching views to all aspects.



ANNEXE ACCOMMODATION

Door to entrance hall.

ENTRANCE HALL

Plastered ceiling with inset LED spotlighting. Radiator. Wood effect flooring. Open plan to lounge area.



LOUNGE AREA 16' 11" x 14' 4" (5.16m x 4.37m)

Double glazed French doors providing access to rear garden. Radiator. Plastered ceiling with inset LED spotlighting. Open plan to sitting area.



SITTING AREA 14' 4" x 7' 5" (4.37m x 2.26m)

Double glazed window to front aspect.

BEDROOM ONE 10' 4" x 7' 5" (3.15m x 2.26m)

Double glazed window to side aspect. Radiator. Plastered ceiling. Opening to further area measuring 7' 5" x 7' 5" (2.26m x 2.26m).



KITCHEN 12' 1" x 9' 10" (3.68m x 3m)

Double glazed window to side aspect. A range of high gloss base and eye level units incorporating work surface with inset sink drainer unit. Integrated electric oven with electric hob and extractor above. Space and housing for American style fridge freezer. Space and plumbing for appliances. Wood effect flooring. Plastered ceiling.



BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath with shower screen and shower over, wash hand basin with drawer storage below and close coupled wc. Tiled walls. Wood effect tiled flooring. Plastered ceiling.



BEDROOM TWO 7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed window to side and rear aspects. Radiator.

ADDITIONAL OUTBUILDING

Providing exterior office/storage including shower room.

ONE BEDROOM MOBILE HOME

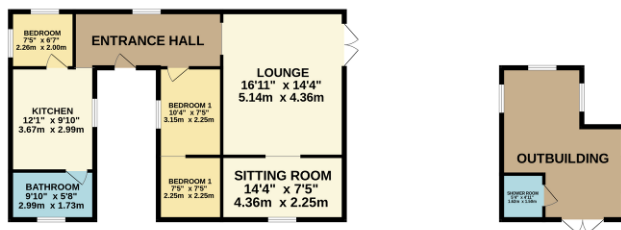
Double glazed windows and door. Large decked veranda.



Agents Note:

- The vendor has advised that:
- . there is underfloor heating to all of the ground floor accommodation.
 - . the property is fully alarmed and has CCTV;
 - . the property has solar panels with Tesla battery
 - . the property has electric car charger

GROUND FLOOR
2751 sq.ft. (255.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 3200 sq.ft. (297.3 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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