

Franklin Road, North Fambridge

CM3 6NF

CURTIS O'BOYLE

Sales & Lettings





Franklin Road, North Fambridge CM3 6NF

Extended detached family home with south facing rear garden situated on a 0.22 acre plot convenient for North Fambridge railway station. Twin driveway for several cars and detached double garage.

ENTRANCE HALL Obscure double glazed entrance door, radiator, textured and coved ceiling, wood flooring, understairs cupboard, stairs to first floor.

LOUNGE 17' 11" x 12' 4" (5.46m x 3.76m) Double glazed windows to front and side aspects, smooth ceiling, two radiators, wood flooring

STUDY 11' 6" x 8' 11" (3.51m x 2.72m) Double glazed window to front aspect, radiator, textured and coved ceiling.

WC Obscure double glazed window to side aspect, textured ceiling low level WC, corner wash hand basin, tiled floor, tiled splashbacks, heated towel rail.

UTILITY ROOM 8' 10" x 4' 11" (2.69m x 1.5m) Obscure double glazed window to side aspect, textured ceiling fitted base and wall units, butler style sink, space for washing machine.

DINING ROOM 14' 3" x 10' 10" (4.34m x 3.3m) Smooth ceiling with inset downlighters. tiled floor, radiator, open plan to family room.

FAMILY ROOM 11' 2" x 10' 11" (3.4m x 3.33m) Double glazed sliding patio doors to side and rear aspects, double glazed window to side aspect, vaulted ceiling, tiled floor, radiator.

KITCHEN/BREAKFAST ROOM 12' 5" x 10' 11" (3.78m x 3.33m) Double glazed window to rear and side aspect, radiator, smooth ceiling with inset downlighters, tiled floor, one and a quarter bowl sink unit with mixer tap inset into granite work tops, built in electric oven and four ring hob with hood above, integrated dishwasher, obscure double door to side lobby.

SIDE LOBBY Double glazed windows to front and side aspects, glazed door to side aspect. oil fired boiler.

FIRST FLOOR LANDING Obscure double glazed window to side aspect, smooth ceiling, loft access.

BEDROOM ONE 13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window to rear aspect, radiator, smooth ceiling, wood flooring.

ENSUITE Obscure double glazed window to rear aspect, heated towel rail, fitted tiled shower cubical, close coupled WC, vanity wash hand basin, smooth ceiling with inset downlighters, tiled walls, wood flooring.

BEDROOM TWO 13' 1" x 10' 1" (3.99m x 3.07m) Double glazed window to front aspect, radiator, smooth ceiling, wood flooring.

BEDROOM THREE 13' 5" x 9' 10" (4.09m x 3m) Double glazed window to front aspect, wall mounted electric heater, textured ceiling.

BEDROOM FOUR 9' 8" x 8' 3" (2.95m x 2.51m) Double glazed window to side aspect, radiator, textured ceiling, loft access, wood flooring.

BATHROOM Obscure double glazed window to rear aspect, smooth ceiling with inset downlighters, panelled bath with mixer tap and shower over, close coupled WC, vanity wash hand basin, radiator, tiled floor, part tiled walls, airing cupboard.

FRONT GARDEN Twin block paved driveways leading through car port to double garage, EV charge point, area laid to lawn.

GARAGE 17' 5" x 15' 8" (5.31m x 4.78m) Electric roll up door to front aspect, power and light connected, double glazed windows so side and rear aspect, double glazed door to rear garden.

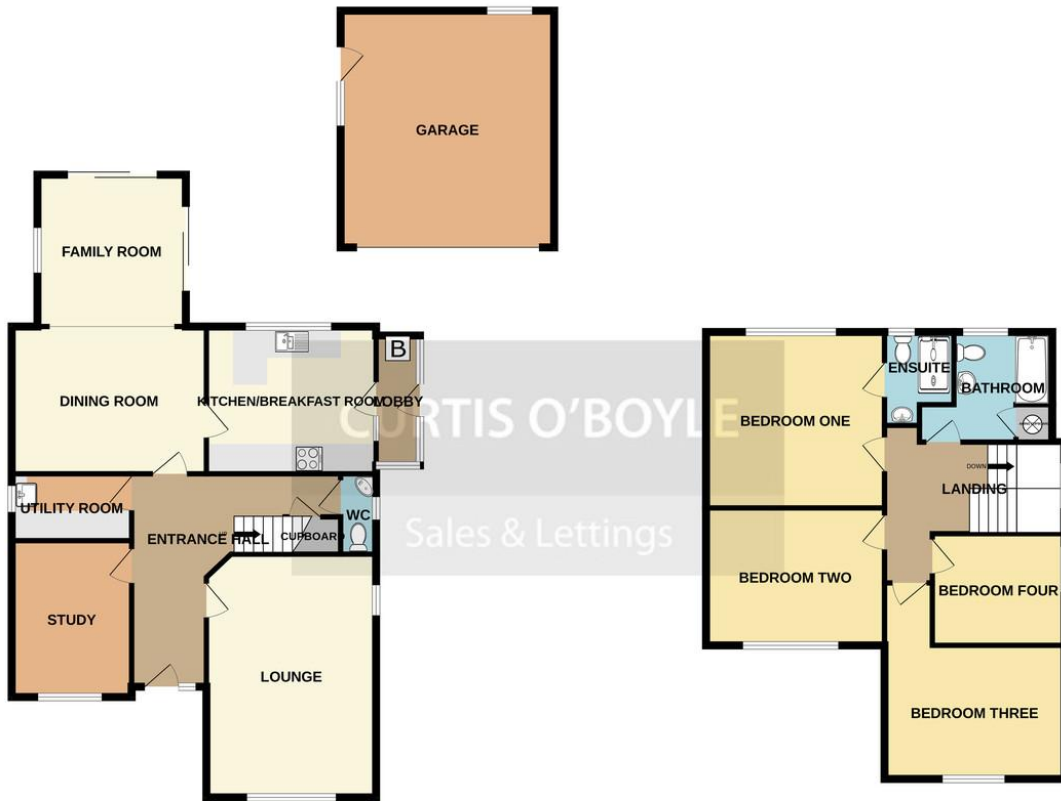
REAR GARDEN 0.22 Acre Plot Paved patio area, remainder mostly laid to lawn, shrub borders, various fruit trees, oak tree, timber summerhouse, gated side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.

1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1970 sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyle.co.uk

www.curtisoboyle.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CURTIS O'BOYLE

Sales & Lettings