

## Anchorage, Ulverston Road, Rochford, SS4 3JT



**Guide Price:**  
**£800,000 - £850,000**

Occupying a stunning plot measuring approximately 0.3 acres and situated in a rural location backing onto open fields is this stunning three bedroom detached chalet having been maintained by the current owners to a very high specification throughout. With a spacious lounge, modern fitted kitchen/breakfast room, ground floor shower room, two ground floor bedrooms with bedroom to first floor with far reaching views and bathroom. Having a stunning rear garden including garden room and with a large sweeping driveway to the front. The property is within a short drive to Hockley mainline railway station as well as local shops and schools.

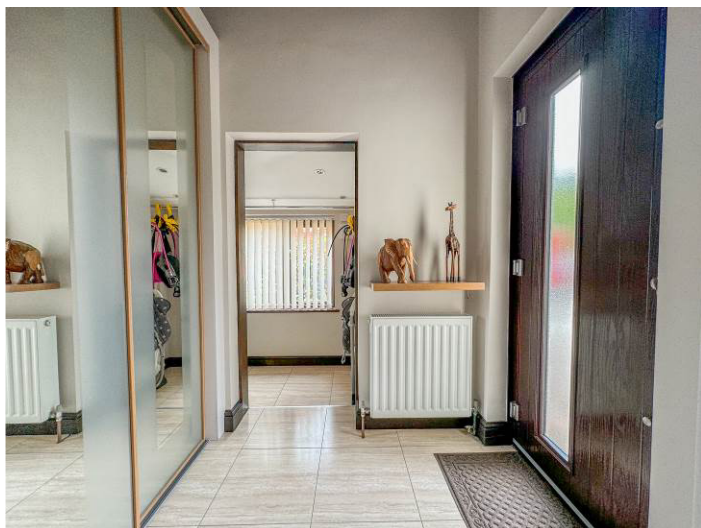
Council Tax Band: E. EPC Rating: TBC.  
Viewing highly recommended. Our Ref: 19636.

Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance porch.

#### ENTRANCE PORCH

Storage cupboard with mirror fronted sliding doors. Radiator. Tiled flooring. Plastered ceiling. Open plan to store room.

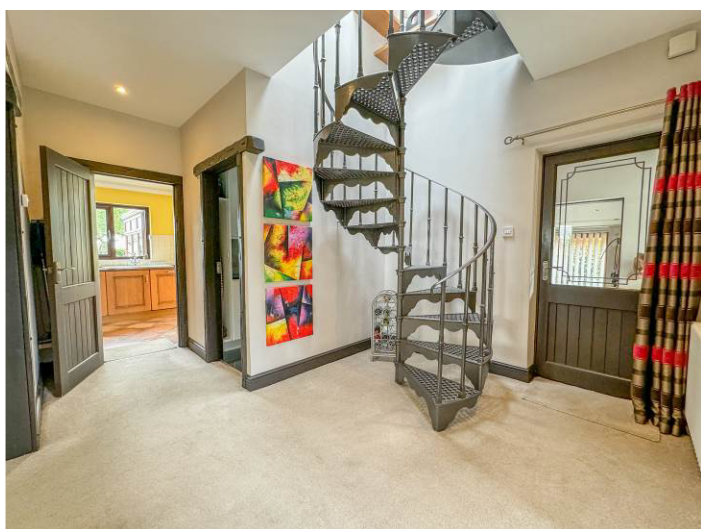


#### STORE ROOM 7' 4" x 4' 2" (2.24m x 1.27m)

Double glazed window to side aspect. Tiled flooring. Plastered ceiling with inset spotlighting.

#### SPACIOUS ENTRANCE HALL

Wrought iron spiral staircase to first floor accommodation. Radiator. Plastered ceiling with inset spotlighting.



#### GROUND FLOOR BEDROOM THREE 10' 4" x 10' 3" (3.15m x 3.12m)

Double glazed window to front aspect. Radiator. Coving to textured ceiling.



#### GROUND FLOOR BEDROOM ONE 13' 7" x 13' (4.14m x 3.96m)

Double glazed window to front aspect. Radiator. Coving to plastered ceiling with inset LED spotlighting.



### LOUNGE 20' 11" x 13' 7" (6.38m x 4.14m)

Double glazed window to side aspect. Double glazed French with full height double glazed side panels providing access to rear garden. Contemporary vertical radiators. Plastered ceiling with inset LED spotlighting and original feature beams.



### KITCHEN/BREAKFAST ROOM 15' 5" x 8' 11" (4.7m x 2.72m)

Double glazed window to side and rear aspects. A comprehensive range of modern country style solid wood base and eye level units incorporating work surface with one and a half sink drainer unit. Space for freestanding Range cooker with extractor above. Integrated appliances. Tiled splash backs. Tiled flooring. Coving to plastered ceiling with inset LED spotlighting. Open plan through to breakfast area/conservatory.



**BREAKFAST AREA/CONSERVATORY 10' 3" x 10' 3"**  
**(3.12m x 3.12m)**

Double glazed windows to all aspects. Double glazed French doors providing access to rear garden.



**UTILITY/SHOWER ROOM 11' x 7' 6" (3.35m x 2.29m)**  
Obscure double glazed window to side aspect.

**UTILITY AREA**

High gloss base and eye level units incorporating granite work surface with space and plumbing for appliances below. Feature tiled wall with inset mirror. Twin heated towel radiators. Opening through to shower room.



**SHOWER ROOM**

A three piece suite comprising tiled double walk in shower cubicle with thermostatic shower with waterfall head, inset circular wash hand basin with chrome mixer tap and high gloss vanity storage below and close coupled wc. Feature tiled wall with inset mirror. Plastered ceiling with inset spotlighting.



## FIRST FLOOR LANDING

### BATHROOM

A three piece suite comprising tiled bath with telephone handset mixer tap, pedestal wash hand basin with chrome taps and close coupled wc. Tiled walls. Wood effect vinyl flooring.



### BEDROOM TWO 15' 4" x 15' 3" (4.67m x 4.65m)

Double glazed French doors providing access to **BALCONY**. Velux window to rear aspect. Large walk in eaves storage cupboard. Contemporary vertical radiator. Plastered ceiling with inset LED spotlighting.



## EXTERIOR.

The property sits on a stunning plot measuring approximately 0.3 acres commencing with a large sweeping patio area. Laid to lawn. A selection of mature flowers and trees. Privacy hedging to all boundaries. Further patio area with feature vaulted brick.



## GARDEN ROOM

Having been custom fitted by the current owners providing perfect outdoor entertainment space. Solid hardwood door providing access to the entrance hall.



**RECEPTION ROOM 13' 7" x 11' 1" (4.14m x 3.38m)**

Double glazed window to side aspect. Double glazed door providing access to rear. Stone flooring. Plastered ceiling with inset spotlighting.

**RECEPTION ROOM AREA 19' x 12' (5.79m x 3.66m)**

Double glazed French doors providing access to rear. Velux windows. Feature panelled timber wall. Stone flooring. Plastered ceiling with inset LED spotlighting. Open plan to kitchen area.



**KITCHEN AREA 12' x 6' (3.66m x 1.83m)**

A range of shaker style base and eye level units incorporating work surface with a one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Tiled splash backs. Stone flooring. Plastered ceiling with inset spotlighting.



In the front of the garden room is a **GYM AREA 18' 8" x 17' 7" (5.69m x 5.36m)** accessed via uPVC double glazed door. Plastered ceiling with inset spotlighting. Feature wood panelled ceiling area. Wood effect flooring. Door providing access to wc.



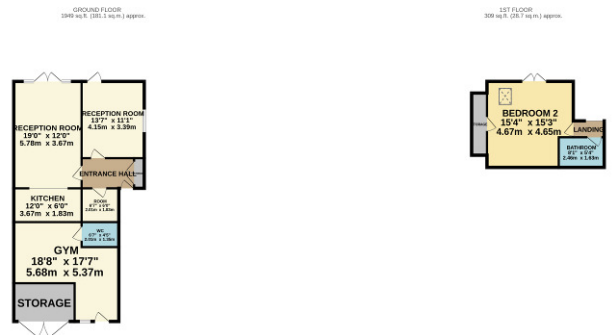
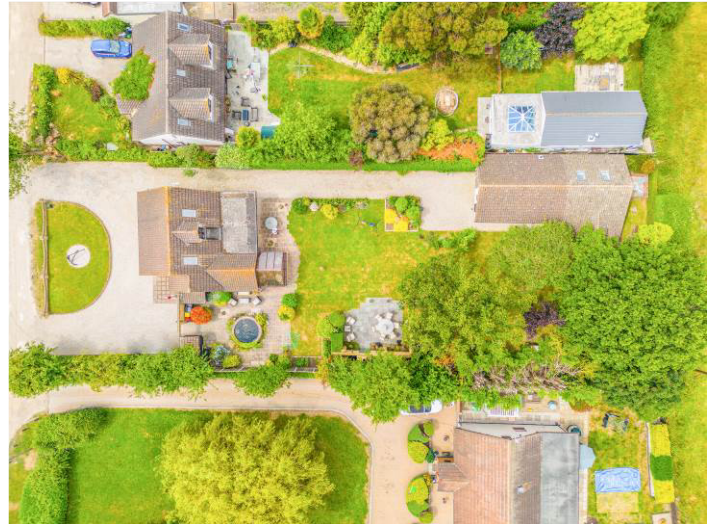
**WC**

A two piece suite comprising inset wash hand basin with chrome mixer tap and back to wall wc. Feature tiled wall with inset glass mirror.



Double opening solid wood doors providing access to **LARGE STORAGE AREA.**

The **FRONT** has a large sweeping in and out driveway providing off street parking for several vehicles. Feature lawn area. Spacious side access to both sides. Gate providing access to rear.



TOTAL FLOOR AREA: 3258 sq.ft. (301.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with the perspective purchase. The layout, fixtures and fittings shown have not been tested and no guarantee as to their quality or efficiency can be given.  
 Issue with Strategic Choice

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.