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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Sutton Court Drive, Rochford, SS4 1JG



Guide Price:  
£475,000 - £500,000

Situated in a popular location is this immaculate, three good size bedroom detached chalet benefiting from having large lounge, modern kitchen, recently fitted ground floor shower room and first floor bathroom, approximately 100ft SOUTH EAST FACING rear garden and own block paved driveway providing ample off street parking.

Viewing strongly advised.

Council Tax Band: D. EPC Rating: C.

Our Ref 19766

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Full height double glazed window to the side aspect. Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect laminate flooring. Coving to plastered ceiling.



### KITCHEN 15' 6" x 8' (4.72m x 2.44m)

Double glazed window to the front aspect. Double glazed door providing access to the side. Range of modern base and eye level units. Square edge work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Electric double oven with hob and extractor fan over. Space for dish washer. Space for washing machine. Space for tumble dryer. Space for fridge. Space for freezer. Combi boiler (approximately 4 years old, will be serviced), Tiled floor. Plastered ceiling. Inset spot lights.

### LOUNGE 20' 3" x 16' (6.17m x 4.88m)

Double glazed window to the side aspect. Double glazed French doors, with adjacent full height windows, providing access to rear garden. Wood effect laminate flooring. Plastered ceiling. Inset spot lights. Radiator.



### SHOWER ROOM 4' 9" x 4' 7" (1.45m x 1.4m)

WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower enclosure with Waterfall shower head. Tiled floor. Tiled walls. Radiator.



### GROUND FLOOR BEDROOM THREE 15' 6" x 8' 0" (4.72m x 2.44m)

Double glazed window to the front aspect. Wood effect laminate flooring. Plastered ceiling. Inset spot lights. Radiator.





## FIRST FLOOR ACCOMMODATION

### LANDING

Double glazed window to the side aspect. Glass balustrade to stairs.



### BEDROOM ONE 14' 3" x 10' 10" (4.34m x 3.3m)

Double glazed window to the front aspect. Wood effect laminate flooring. Plastered ceiling. Inset spot lights. Radiator.



### BEDROOM TWO 11' x 10' 10" (3.35m x 3.3m)

Double glazed window to the rear aspect. Wood effect laminate flooring. Plastered ceiling. Inset spot lights. Radiator.



### BATHROOM 10' 1" x 5' 1" (3.07m x 1.55m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset in wash basin with vanity storage below. Panelled bath. Shower enclosure. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel radiator.



## EXTERIOR

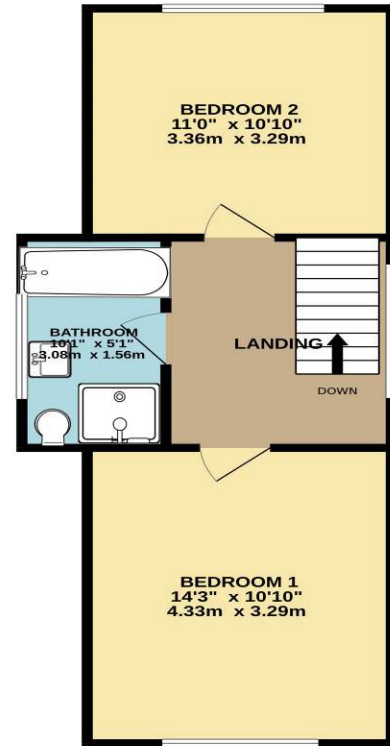
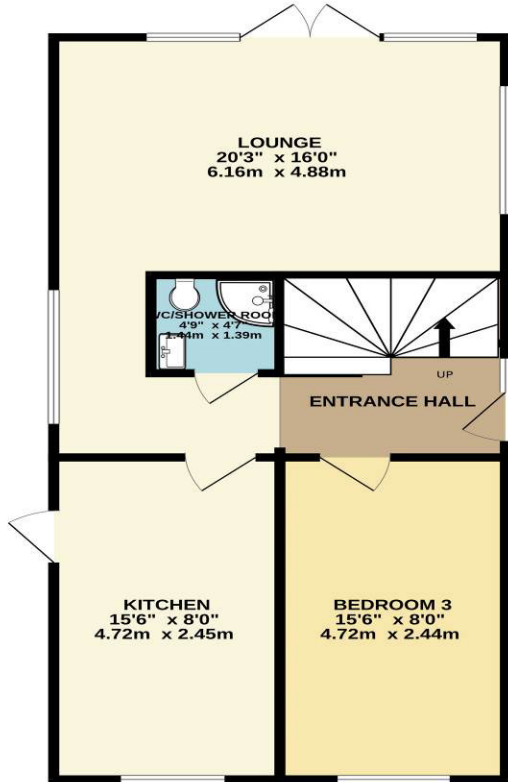
The **SOUTH EAST FACING REAR GARDEN** measures approximately 100' (30.48m) commences with composite decking leading to laid lawn. Further composite decking to the rear. **SUMMERHOUSE**, to remain with **STORAGE** behind. Gates to both sides providing access to the front.



The **FRONT** has own block paved driveway providing ample off-street parking for several vehicles.

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.8 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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