

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 1A Wedgwood Way, Rochford, SS4 3AS



Guide Price:  
£325,000 - £350,000

Situated in a popular location is this one bedroom detached bungalow, built to a very high specification throughout and benefiting from having open plan living accommodation incorporating modern fitted kitchen area with integrated appliances, modern shower room, gas central heating, double glazing and off-street parking.

Council Tax Band: C. EPC Rating: C.

Our Ref 19819

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

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Entrance via double glazed entrance door to

### ENTRANCE HALL

Tiled floor. Plastered ceiling. Inset spot lights. Contemporary radiator. Oak sliding pocket doors to all rooms.



### OPEN PLANING KITCHEN/BREAKFAST/LIVING ROOM 25' 9" x 13' 8" (7.85m x 4.17m)

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Double glazed New Wave Slide & Swing doors to the rear aspect. Tiled floor. Plastered ceiling. Inset spot lights. Two feature ceiling lights. Contemporary vertical radiator.



Comprehensive range of modern high gloss fitted base and eye level units. Glass front display cabinets. Granite work surfaces. Inset one and half Titanium Granite sink with Hansgrohe chrome mixer tap with pull-out spout. Modern Ceramic light grey wall tiles. Feature under unit lighting. Multi-function colour lighting above. Integrated electric oven. Integrated microwave. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Central island unit incorporating inset Induction hob with feature stainless steel extractor fan over, breakfast bar and drawers. Combination boiler with flue gas heat recovery unit. Power points with USB. Vinyl flooring.



### SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin with Hansgrohe chrome mixer tap and exposed chrome pipework below. Fully tiled shower cubicle with feature mosaic vertical border files, curved shower doors, thermostatic Hansgrohe Cromo 220 Air shower system with shower arm and flexible attachment. Anti-slip Altro flooring. Tiled walls. Plastered ceiling. Inset spot lights. Heated towel rail.





### BEDROOM 14' 1" x 12' 7" (4.29m x 3.84m)

Two double glazed windows to the front aspect. Double glazed French doors to the rear garden. Feature ceiling light. Access to loft with lofty ladder. Modern vertical radiator.



### EXTERIOR

The **L SHAPED REAR GARDEN** commences with slate grey stone paved patio. Shaped stone cover sleeper beds. Mature trees. Fencing to borders. Outside tap. LED exterior lighting. Exterior power point. Double opening gates providing access to the front.

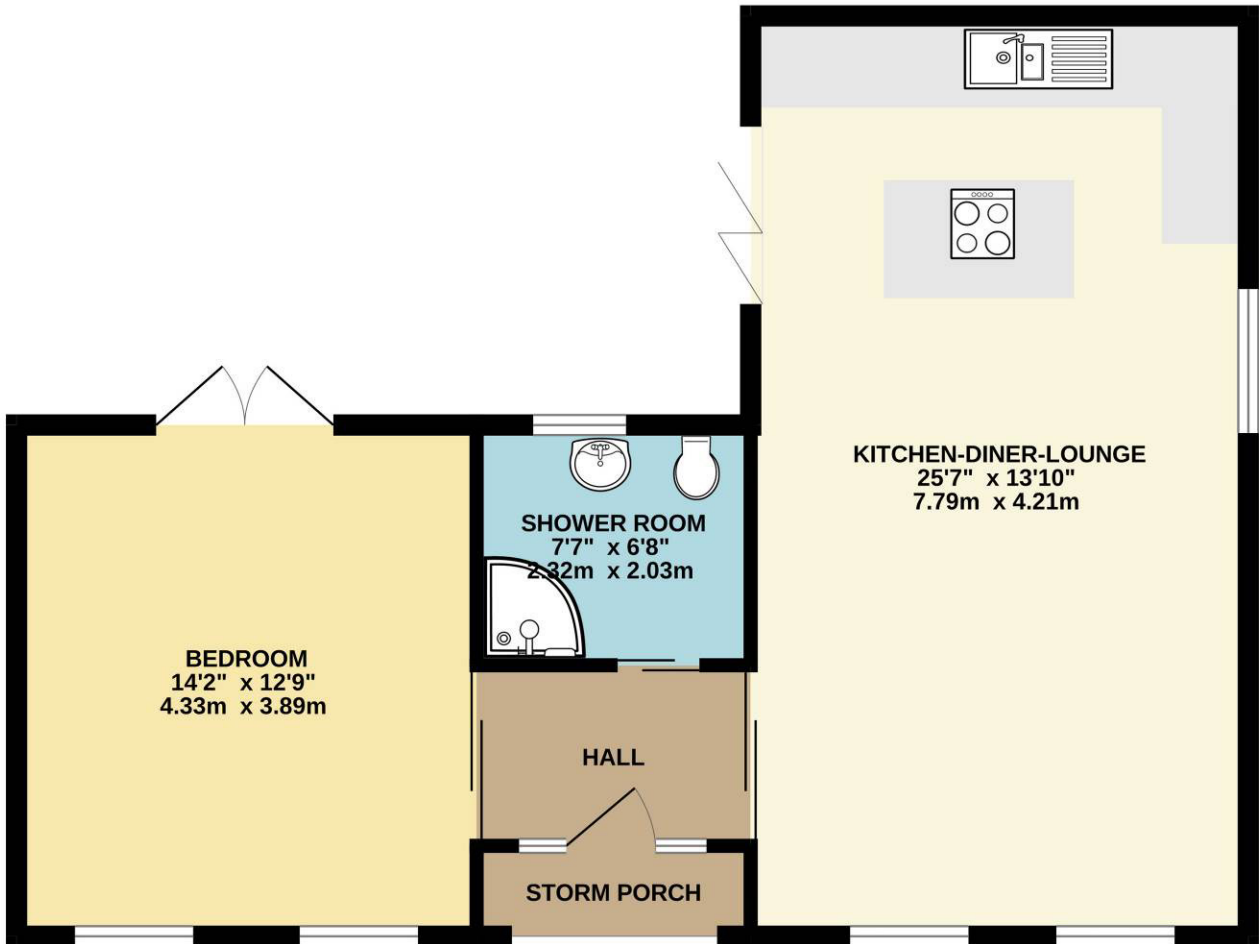


The **FRONT** has ramp and path to front door from permeable block paved driveway providing off-street parking. Feature wall lights. Inset soffit spot lighting.

### Agents Notes:

- . The property is **wheelchair friendly** - extra wide doorways, level threshold external doors, bottom central mounted open lever windows and ramp access to front.
- . **Worcester-Greenstar-xtra-flue-gas-heat-recovery-unit** connected directly to Greenstar combi boiler with highly efficient plate heat exchange which extracts residual energy from the flue gases which is used to pre-warm the water fed into the combi boiler reducing the amount of gas required to each desired hot water temperature
- . **Water and energy efficient appliances** fitted throughout
- . **Mechanical Heat Recovery Ventilation (MHRV) system** fitted, designed to provide Superior Air Comfort levels and conserve energy by minimising heat wastage.
- . Heat recycling is achieved by recovering heat from extract air that would normally be expelled to the atmosphere and transferring this to fresh air being drawn into the property.

GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 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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