

Sutton Road, Rochford, SS4 1HL



£375,000

Situated within walking distance of mainline railway stations, local shops and school, is this stunning, recently extended three bedroom semi-detached family home, vastly improved by the current owners with recently fitted open plan kitchen/breakfast room, separate lounge and luxury fitted bathroom, recently landscaped rear garden and own driveway providing off-street parking for several vehicles.

Council Tax Band: tba. EPC Rating: tbc.

Our Ref 19973

Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs storage cupboard. Wood effect flooring. Plastered ceiling. Part panelled walls. 'Old School' radiator.



LOUNGE 14' 11" x 11' 11" (4.55m x 3.63m)

Double glazed window to the front aspect. Plastered ceiling. Radiator.



OPEN PLAN KITCHEN/BREAKFAST ROOM 19' 4" x 18' 4" (5.89m x 5.59m)

Double glazed window to the rear aspect. Double glazed French doors providing access to rear garden. Two Velux windows. Comprehensive range of modern base and eye level units. Marble Granite effect work surfaces. Inset one and half sink drainer unit. Integrated eye level electric oven. Inset Gas hob and extractor above. Integrated dish washer. Integrated washing machine. Integrated fridge/freezer. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Radiator.



FIRST FLOOR ACCOMMODATION LANDING

Part panelled walls.



BEDROOM THREE 8' 7" x 7' 4" (2.62m x 2.24m)

Double glazed window to the front aspect. Over stairs storage cupboard. Plastered ceiling. Radiator.



BEDROOM ONE 13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed window to the front aspect. Fitted wardrobe. Built-in storage cupboard. Plastered ceiling. Radiator.



LUXURY FAMILY BATHROOM 8' x 5' 6" (2.44m x 1.68m)

Two obscure double glazed windows to the rear aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with central mixer tap, wall mounted controls, thermostatic shower over and full height glass shower screen. Contemporary tiled flooring. Part panelled walls. Plastered ceiling. Inset spot lights. Heated towel radiator.



BEDROOM TWO 11' 10" x 9' 3" (3.61m x 2.82m)

Double glazed window to the rear aspect. Fitted wardrobes. Plastered ceiling. Radiator.



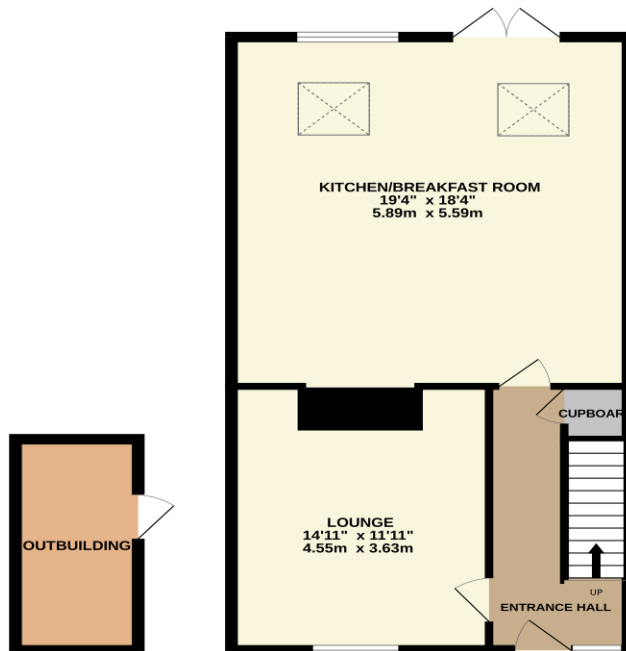
EXTERIOR

The **RECENTLY LANDSCAPED REAR GARDEN** commences with decking area leading to low maintenance artificial lawn. Shingle to borders. Spacious sideway with gate providing access to **BRICK BUILT OUTBUILDING/SHED** and the front.

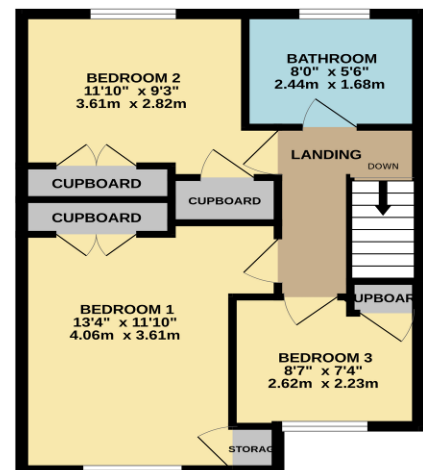


The **FRONT** has own driveway providing off-street parking for several vehicles.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.7 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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