

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Barbara Close, Rochford, SS4 1NQ



**Guide Price £450,000 - £475,000**

Situated in a quiet cul de sac location is this stunning, extended three bedroom detached bungalow, vastly improved by the current owners to include a large open plan recently fitted luxury kitchen/breakfast room with bi-fold doors to the un-overlooked landscaped rear garden, dressing room to master bedroom, modern fitted shower room and own driveway providing off-street parking. Within walking distance to mainline railway station with its links to London Liverpool Street, local shops and schools.

Council Tax Band: D. EPC Rating: E.

Ref 20024

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Entrance via recently installed composite double glazed entrance door to

### SPACIOUS ENTRANCE HALL

Wood effect flooring. Plastered ceiling. Inset spot lights. Access to large Loft Room. Radiator.



### LOUNGE/BEDROOM THREE 11' 8" x 10' 6" (3.56m x 3.2m)

Double glazed box bay window to the front aspect. Feature fireplace with inset Log Burner. Wood effect flooring. Plastered ceiling. Radiator.



### SHOWER ROOM 6' 11" x 5' 9" (2.11m x 1.75m)

Obscure double glazed window to the side aspect. WC with low level cistern. Circular table-top wash hand basin with wall hung vanity drawer unit below. Tiled walk-in shower enclosure with thermostatic shower and Waterfall shower head. Tiled flooring. Tiled walls. Plastered ceiling. Heated towel radiator. Xpelair extractor.



### BEDROOM ONE 10' 6" x 10' (3.2m x 3.05m)

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



**LARGE WALK-IN DRESSING ROOM 10' x 9' (3.05m x 2.74m)**

Mirror fronted, sliding door wardrobes providing comprehensive range of storage, to two walls. Wood effect flooring. Plastered ceiling. Inset LED spot lights.



**BEDROOM TWO 9' 8" x 7' 1" (2.95m x 2.16m)**

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



**SPACIOUS OPEN PLAN LUXURY KITCHEN/BREAKFAST ROOM 24' 9" x 14' 8" (7.54m x 4.47m)**

Double glazed bi-fold doors, with electric custom fitted blinds, providing access to rear garden. Large Roof Lantern with electric custom fitted blinds. Range of luxury modern fitted base and eye level units. Quartz work surfaces with complimentary upstands. Inset sink drainer unit with Quooker Hot Tap. Integrated twin eye level electric ovens. Separate Induction hob with ceiling mounted extractor over. Integrated fridge/freezer. Integrated washing machine. Integrated dish washer. Island unit incorporating Breakfast Bar. Feature corner cupboard creating walk-in Larder area. Wood effect flooring. Plastered ceiling. Inset LED spot lights. Contemporary Vertical radiators. Dual air-conditioning and heating unit.



EXTERIOR

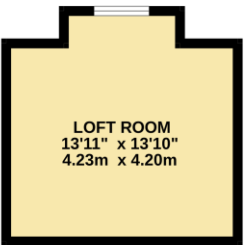
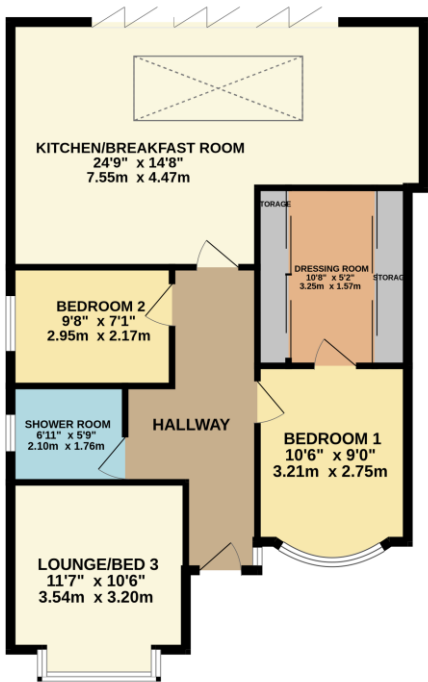
The UN-OVERLOOKED RECENTLY LANDSCAPED REAR GARDEN commences with paved patio leading to laid lawn. Selection of mature flowers and shrubs to borders. Pathway to rear and BRICK BUILT OUTBUILDING/SHED and GREENHOUSE, to remain. Gate to side providing access to the front.



The FRONT has own shingle driveway providing off-street parking, with Sleeper borders, flowers and shrubs

GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR  
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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