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## 53 Celeborn Street, South Woodham Ferrers, Essex CM3 7AE

Impeccably presented by the current vendors this four bedroom detached family home, constructed by messes Bovis homes to their Grafton design in the mid 1980's has been extensively modernised by the owners to include a complete re-wire and an upgraded central heating system, smooth plaster ceilings with inset led spot light, re-fitted PVCu double glazing throughout, re-fitted white sanitary ware to include the en-suite shower room, family bathroom and cloakroom, the master bedroom boasts fitted wardrobes and dressing area, the other three bedroom also have fitted wardrobes. The ground floor commences with a generous receiving hall, leading to the lounge, re-fitted white high gloss kitchen with central island and granite worktops and complementing utility room, the kitchen is open to the dining room overlooking the enclosed rear garden, Garaging is provided for one car with additional parking for two/three cars via the brick block driveway. This property must be viewed internally to truly appreciate the many fine features.

**Price £520,000**





FIRST FLOOR

LANDING

Smooth plaster ceiling with inset LED spotlights, mains fitted smoke alarm, radiator, airing cupboard with radiator, fitted carpets, doors to-

FAMILY BATHROOM

Obscure sealed unit PVCu double glazed window to rear, smooth plaster ceiling with inset LED spotlights, radiator, re-fitted white three piece suite comprising dual flush low level w.c, wash hand basin with mixer tap inset to granite topped vanity with cupboards below, panel enclosed bath with mixer tap, fully tiled to walls and floor

MASTER BEDROOM 21'4" >15'2" x 11'7" (6.50 >4.62 x 3.53)

Sealed unit double glazed window to front, coved cornice to smooth plaster ceiling with with inset LED spotlights,, radiator, fitted carpet, three fitted double wardrobes, two bedside cabinet's chest of draws and dressing table, doors to: -

EN-SUITE

Obscure sealed unit PVCu double glazed window to front, smooth plaster ceiling with inset LED spotlights, extractor fan, radiator, refitted white three piece suite comprising back to wall w.c., wash hand basin with mixer tap inset to granite topped vanity unit with cupboard under, shower cubicle with glazed splash screen door, tiled walls and tiled floor.

BEDROOM 2 13'7" x 9'10" (4.14 x 3.00)

Sealed unit PVCu double glazed window to rear, smooth plaster ceiling with inset LED spotlights, radiator, TV point, dimmer switch, built in wardrobe comprising two double with draws under, matching bedside cabinet, fitted carpet.

BEDROOM 3 13'7" x 8'4" (4.14 x 2.54)

Sealed unit PVCu double glazed window to front, coved cornice to smooth plaster ceiling, radiator, walk in wardrobe with mirror fronted sliding doors, fitted carpet, dimmer switch.

BEDROOM 4 11'3" x 7'7" (3.43 x 2.31)

Sealed unit PVCu double glazed window to rear,

coved cornice to smooth plaster ceiling with inset LED spotlights, radiator, fitted carpets.

GROUND FLOOR

Entered via obscure sealed unit double glazed composite entrance door with obscure sealed unit double glazed side light windows to: -

RECEIVING HALL

Coved cornice to smooth plaster ceiling with led spotlights, stairs to first floor with cupboard under, radiator, tiled floor, doors to: -

CLOAKROOM

Obscure sealed unit PVCu double glazed window to front, smooth plaster ceiling, radiator, two piece re-fitted white suite comprising back to wall low level w.c., wash hand basin with mixer tap set to oak topped vanity unit with cupboard under, tiled splashbacks and floor.

LOUNGE 18'9" x 11'6" (5.72 x 3.51)

Dual aspect, sealed unit PVCu double glazed window to front and side, Coved cornice to smooth plaster ceiling with led spotlights, radiator, TV point, gas feature fire, fitted carpet.

KITCHEN 13'1" x 10'3" (3.99 x 3.12)

Sealed unit PVCu double glazed window to rear, smooth plaster ceiling with led spotlights, radiator, re-fitted with a range of white high gloss eye and base level units comprising one and a half bowl stainless steel sink underslung to granite worktop integrated appliance and cupboard's under eye level cupboard over, floor to ceiling unit housing fridge and freezer, central granite topped island with cupboards under, adjacent worktop with inset hob, stainless steel extractor hood over, cupboard and pan draws under, floor to ceiling unit housing double oven, cupboard above and below, floor to ceiling larder cupboard, glass splashback and tiled floor, door to utility room, open to.

DINING ROOM 12'7" x 9'9" (3.84 x 2.97)

Sealed unit PVCu double glazed french door with side lights to rear, smooth plaster ceiling with led spotlights, two radiators, tiled floor.

UTILITY ROOM 7'10" x 4'8" (2.39 x 1.42)

Sealed unit PVCu double glazed window and door to rear, smooth plaster ceiling with led spotlights, radiator, range of high gloss white units with complementing worktop, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, tiled floor door to the garage.

EXTERIOR

GARAGE

Single up and over door light and power connected.

REAR GARDEN 44'0" x 37'8" (13.41 x 11.48)

Commencing with large paved patio area extending to both flanks, remainder laid to lawn with flower beds, timber shed to remain, outside tap.

FRONT

Brick block double width driveway with parking for two/three cars, side access gate, remainder laid to lawn with boundary hedge, outside light.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquires with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm - Sunday 10am-1pm

- FOUR BEDROOMS
- RE-FITTED WHITE FAMILYBATHROOM
- RE-FITTED WHITE ENSUITE SHOWER ROOM
- RE-FITTED WHITE CLOAKROOM
- RE-FITTED WHITE HIGH GLOSS KITCHEN WITH GRANITE WORKTOPS
- DINING ROOM
- UTILITY ROOM
- RECEIVING HALL
- GAS RADATOR HEATING
- PVCu DOUBLE GLAZING

