



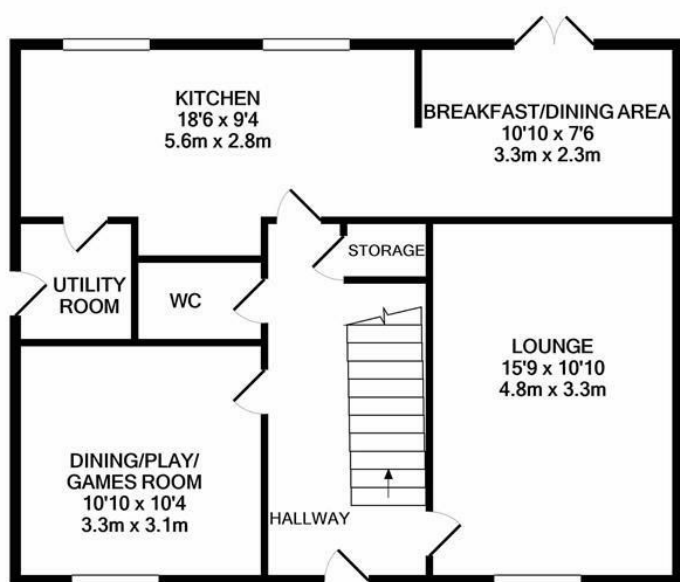
10 Battle Rise, Heybridge , CM9 4PF
O.I.E.O £600,000

Church & Hawes

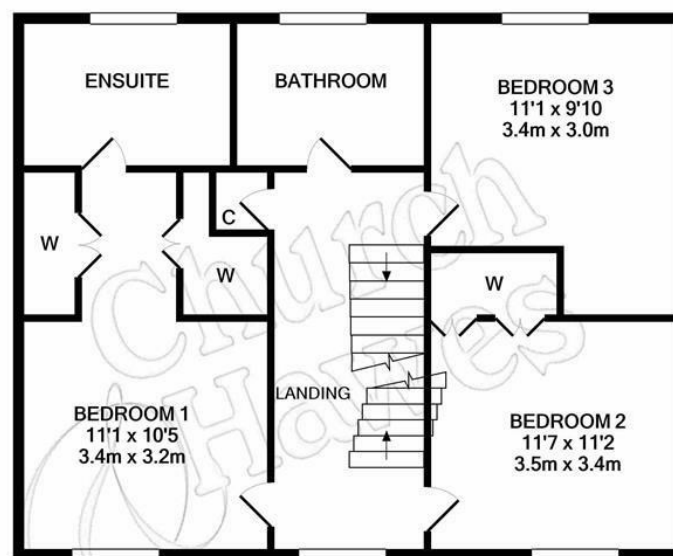
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

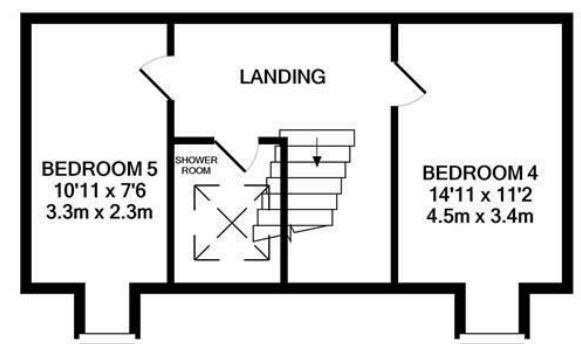
Situated on the popular LAKES DEVELOPMENT is this EXECUTIVE FIVE BEDROOM DETACHED HOUSE which has been IMPROVED by the current seller's over the years. The property has many fine features which include on the ground floor a re fitted kitchen, dining area, utility, lounge as well as an additional room which can be used for multiple purposes. The first floor includes three bedrooms with an EN SUITE, built in wardrobes and dressing area serving bedroom one as well as the family bathroom. The second floor include a further two bedrooms and a re fitted shower room. There are fantastic water views to be enjoyed from the front of the property, a low maintenance garden to the rear. There is also a garage with a type 2 charging point and driveway parking for 2/3 cars. Energy Efficiency Rating C.



GROUND FLOOR

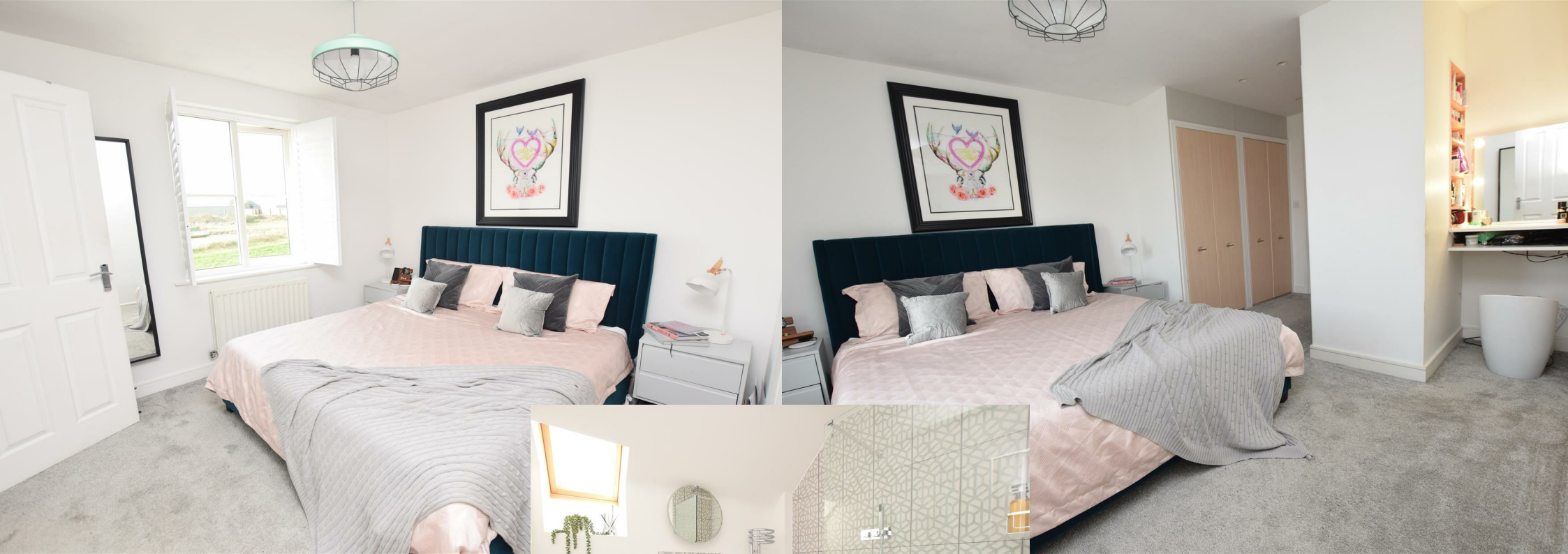


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hall

Main entrance door with Yale keyless entry locking system, split level thermostat controls for the 'Hive' system, radiator, stairs to first floor, under stairs storage cupboard.

Lounge 15'9 x 10'10 (4.80m x 3.30m)

Double glazed window with shutter blinds, radiator.

Dining Room/Play Room/Games Room 10'10 x 10'4 (3.30m x 3.15m)

Double glazed window with shutter blinds, radiator.

Downstairs WC

RE fitted suite with low level wc, hand wash basin with vanity storage beneath, radiator.

Kitchen 18'6 x 9'4 (5.64m x 2.84m)

Stunning re fitted kitchen which comprises of wall and base units, work top surfaces with undermount sink inset, integrated eye level Neff double oven, five ring gas hob with extractor, wine chiller. Double glazed window, space for American style fridge/freezer, radiator and breakfast bar. Through to dining area.

Dining Area 10'10 x 7'6 (3.30m x 2.29m)

Radiator, double glazed French doors leading to the garden.

Utility

Fitted wall units, work top surfaces, stainless steel sink with drainer, integrated high spec Neff washing machine, dishwasher, side door.

First Floor

Landing window with shutter blinds offering views over the Chelmer & Blackwater river, radiator, airing cupboard.

Bedroom One 11'1 x 10'5 (3.38m x 3.18m)

Double glazed window with shutter blinds offering views over the Chelmer & Blackwater river, radiator, dressing area, built in wardrobes, door to en suite.

En Suite

Re fitted suite with walk in shower with shower unit, wash basin, fitted storage, double glazed window, heated towel rail.

Bedroom Two 11'7 x 11'2 (3.53m x 3.40m)

Double glazed window with integrated black out blinds offering views over the Chelmer & Blackwater river, radiator, built in twin wardrobes.

Bedroom Three 11'1 x 9'10 (3.38m x 3.00m)

Double glazed window with integrated black out blinds, radiator.

Bathroom

Panel bath with shower attachment, wash basin with vanity storage beneath, low level wc, wall mounted medicine cabinet, double glazed window.

Second Floor

Loft/eaves storage

Bedroom Four 14'11 x 11'2 (4.55m x 3.40m)

Double glazed window offering views over the Chelmer & Blackwater river, radiator.

Shower Room

Re fitted suite with walk in shower with shower unit, wash basin with vanity storage beneath, low level wc, heated towel rail, velux window.

Bedroom Five 10'11 x 7'6 (3.33m x 2.29m)

Double glazed window offering views over the Chelmer & Blackwater river, radiator.

Outside

Frontage

Front garden with lawn, hedged borders, pathway leading to the main entrance

Garden

Low maintenance garden with raised composite decking sitting area, path leading to the side gate with the remainder of the garden laid with premium artificial grass, brand new concrete post fence, border trees.

Garage

Single garage with up and over door, power, lighting, eaves storage, type 2 charging point with a 10.5 metre cable (ideal for charging electric cars, motorhomes etc...)

Parking

Parking is available for 2/3 cars via the private driveway.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

