



## Cimarron Close, South Woodham Ferrers, Essex CM3 5PB Price £335,000

Extended to the ground floor, this three bedroom semi detached family home commences with a large receiving hall, white fitted cloakroom, white fitted kitchen and family bathroom plus lounge with adjoining dining area overlooking the enclosed rear garden; the garage has been converted to a give a ground floor fourth bedroom/study or family room. Other benefits include gas radiator heating, PVCu double glazed windows and doors, and block paved driveway with parking for numerous vehicles, Call now to arrange a viewing.





## FIRST FLOOR

### LANDING

Sealed unit PVCu obscure double glazed window to side, textured ceiling, access to loft space, airing cupboard housing combination boiler serving domestic hot water and central heating system, fitted carpets, door to:-

### FAMILY BATHROOM

Sealed unit PVCu obscure double glazed window to front, coved cornice to textured ceiling, radiator, extractor fan, re-fitted white three piece suite, comprising panel enclosed bath with electric shower over, low level w.c, pedestal wash hand basin, tiled splashbacks and floor.

### BEDROOM 1 14'11" x 12'1" > 9'10" (4.55m x 3.68m > 3.00m)

Sealed unit PVCu obscure double glazed window to front, coved cornice to textured ceiling, dado rail, radiator, wardrobe recess, fitted carpet.

### BEDROOM 2 12'4" x 12' > 10'10" (3.76m x 3.66m > 3.30m)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator, laminate wood flooring.

### BEDROOM 3 9'6" x 6'11" (2.90m x 2.11m)

Sealed unit PVCu double glazed window to rear, coved cornice to textured ceiling, radiator.

### GROUND FLOOR

Sealed unit obscure double glazed composite door, with two obscure double glazed full length sidelight windows giving access to:-

### ENTRANCE HALL

Sealed unit PVCu double glazed window to side, smooth plaster ceiling, dado rail, telephone point, stairs rising to first floor with storage cupboard under, doors to:-

### CLOAKROOM

Sealed unit PVCu obscure double glazed window to front, coved cornice to textured ceiling with inset spot light, two piece white suite, comprising low level w.c, wash hand basin, tiled splashbacks.

### BEDROOM 4/STUDY/FAMILY ROOM 15' x 9'11" > 7'4" (4.57m x 3.02m > 2.24m)

Sealed unit PVCu double glazed window to front, smooth plaster ceiling, radiator, cupboard housing gas & electric meters, fitted carpet.

### LOUNGE 17'5" x 10'2" (5.31m x 3.10m)

Coved cornice to textured ceiling, dado rail, radiator, television point, thermostat, serving hatch to kitchen, fitted carpet, open to:-

### DINING AREA 9'10" x 8' (3.00m x 2.44m)

Sealed unit PVCu double glazed window to rear, sealed unit PVCu double glazed french doors to side, coved cornice to textured ceiling, dado rail, radiator, laminate wood flooring.

### KITCHEN 14'5" x 7'6" (4.39m x 2.29m)

Dual aspect room with sealed unit PVCu double glazed window to rear, sealed unit PVCu double glazed window to side, sealed unit PVCu obscure double glazed door to side, textured ceiling, built in cupboard, fitted with a range of white eye and base level units with complementing rolled edge work surface, inset stainless steel one and a half sink drainer with mixer tap, space and plumbing for washing machine under, five base cupboards, one drawer pack, inset four ring gas hob with electric oven under, concealed extractor over, three eye level units, space for fridge freezer, tiled splashbacks, vinyl flooring.

### EXTERIOR

#### FRONTAGE

Block paved driveway with parking for numerous vehicles, stone covered area.

#### REAR GARDEN

Concrete pathway leading to the side access gate and paved patio, outside tap, remainder laid to lawn, timber shed to remain.

### 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.

