

Cherrydene Close, Hullbridge SS5 6HL



£375,000

Situated in a quiet cul-de-sac location is this immaculate, extended three/four bedroom semi-detached family home benefiting from having large open plan lounge, ground floor cloakroom, modern fitted bathroom, loft room/bedroom, recently laid block paved driveway and integral garage. Walking distance to all local amenities.

Viewing advised.

EPC Rating: C. Our Ref 17249

Directions: Proceeding from the centre of Hockley at the Spa roundabout take Main Road sign posted Rayleigh. Passing the Bull PH on your left-hand side, turn right into Folly Lane. Follow Folly Lane until the t-junction turning right into Church Road. Follow Church Road until the t-junction turning left into Lower Road. Take the second turning on the right into Burnham Road and Cherrydene Close is the first turning on the right.



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Entrance via double glazed entrance door to

ENTRANCE PORCH

Glazed door to

LOUNGE 16' 11" x 16' 6" (5.16m x 5.03m)

Double glazed bay window, with custom fitted shutters, to the front aspect. Stairs, with Oak and Glass balustrade, to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Contemporary radiator. Open plan to



DINING ROOM 10' x 7' 4" (3.05m x 2.24m)

Double glazed French doors, with custom fitted shutters, providing access to rear garden. Integrated fridge/freezer. Wood effect flooring. Coving to plastered ceiling. Open to



KITCHEN 10' x 9' 2" (3.05m x 2.79m)

Double glazed window, with custom fitted shutters, to the rear aspect. Comprehensive range of modern base and eye level units. Granite effect work surfaces.

Complimentary splash backs. Inset stainless steel sink drainer unit. Space for free standing cooker with stainless steel extractor chimney above. Space and plumbing for appliances. Breakfast bar. Concealed under stairs storage cupboard. Tiled effect flooring. Archway providing access to



UTILITY ROOM 13' 3" max x 10' max (4.04m x 3.05m)

Double glazed window, with custom fitted shutters, to the rear aspect. Double glazed French doors, with custom fitted shutters, to rear garden. Base and eye level units. Granite effect work surfaces. Inset stainless steel sink drainer unit. Tiled effect flooring. Coving to plastered ceiling. Door to ground floor cloakroom. Door to garage.

GROUND FLOOR CLOAKROOM

Low level WC. Wall mounted wash hand basin with tiled splash back. Tiled floor.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

Oak doors to rooms.

BEDROOM ONE 11' 5" x 9' 10" (3.48m x 3m)

Double glazed window, with custom fitted shutters, to the rear aspect. Coving to plastered ceiling. Radiator.



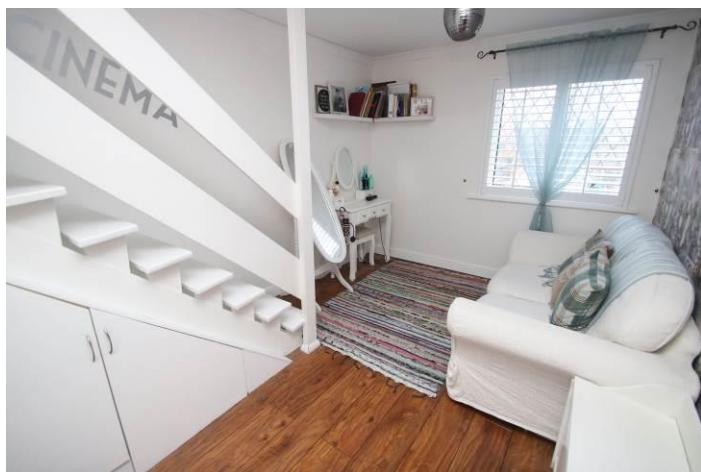
BEDROOM TWO 12' 7" x 7' 10" (3.84m x 2.39m)

Double glazed window, with custom fitted shutters, to the front aspect. Fitted wardrobes to one wall. Wood effect flooring. Coving to plastered ceiling. Inset spot lights. Radiator.



BEDROOM THREE 12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed window, with custom fitted shutters, to the front aspect. Stairs to second floor loft room/bedroom four. Under stairs cupboard. Wood effect flooring. Coving to plastered ceiling. Radiator.



MODERN FITTED BATHROOM 9' 10" x 5' 1" (3m x 1.55m)

Obscure double glazed window to the rear aspect. Low level WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and folding shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Chrome heated towel rail.



SECOND FLOOR ACCOMMODATION

LOFT ROOM/BEDROOM FOUR (RESTRICTED HEAD HEIGHT) 15' 8" x 9' 9" (4.78m x 2.97m)

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



EXTERIOR

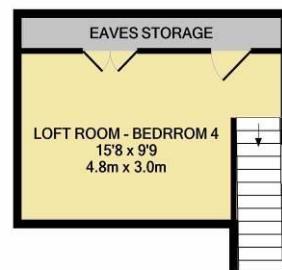
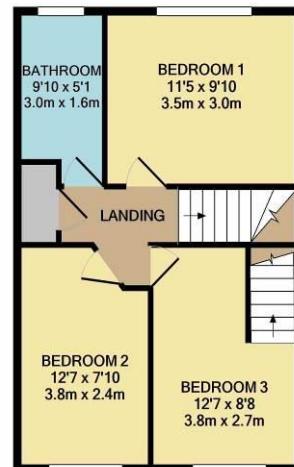
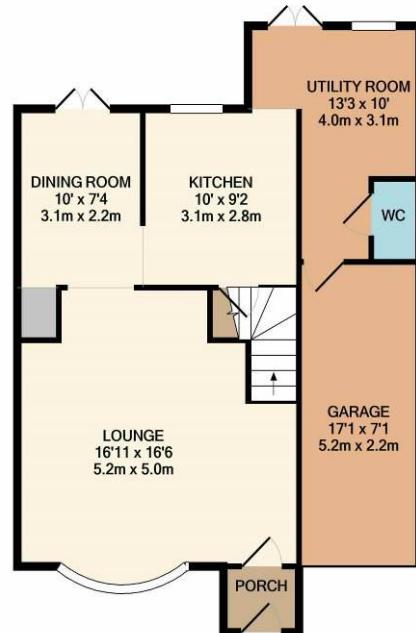
The **REAR GARDEN** measures approximately 35' (10.67m) and commences with patio leading to laid lawn. Flower and shrub borders. **SUMMERHOUSE**, with power and light, to remain. **VERANDA** area with **Pull-Down Bar**. Extensive exterior power points.



The **FRONT** has recently laid own block paved driveway providing off-street parking for several vehicles which in turn leads to **INTEGRAL GARAGE 17' 1" x 7' 1" (5.21m x 2.16m)** with up and over door, power and light, boarded ceiling to provide loft area storage.

Agents Note:

The vendors have advised that there are Solar Panels fitted, which are fully paid for and give approximately £200/£250 on average every 3 months.



2ND FLOOR APPROX. FLOOR AREA 194 SQ.FT. (18.0 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1292 SQ.FT. (120.1 SQ.M.)

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.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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