



10 Durham Way

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GILBERT  
& ROSE

# 10 Durham Way

## Rayleigh

### Essex

#### SS6 9RY

Asking price £650,000



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Are you looking for your forever family home? Look no further! This incredible detached home has been refurbished throughout to a high standard and will really impress anyone who walks through the front door. This luxurious property provides ample off street parking with a garage for additional storage, separate annex with its own en-suite and games room which can also be used as a fourth bedroom and side gated access to a stylish rear garden which is the perfect space to host family and friends with a paved seating area for outdoor dining and hot tub to remain subject to separate negotiation with the vendor. Walk through the front entrance door and you will fall in love with the property as it boasts a bespoke modern kitchen with centre island and breakfast bar, two additional spacious reception rooms, downstairs cloakroom, immaculate three piece suite family bathroom, four great sized double bedrooms with an en-suite and dressing room to bedroom one. Another true selling point to this stunning property is its fantastic location being in catchment to Down Hall Primary School and The Swayne Park School which are both highly sought after schools in the area, if you stroll 5 minutes down the road you be at The Swayne Park bridle path where the whole family can enjoy the play areas and long walks in the surrounding nature, only a 25 minute walk from Rayleigh high street where you will find shopping, cafes, bars and restaurants, and only a 20 minute walk to Rayleigh station where you can catch the train to London in less than an hour.



#### Entrance

Entrance door into hallway comprising smooth ceiling with chrome fitted spotlights, feature ceiling light, stairs leading to first floor landing, radiator, Karndean walnut flooring with feature border, doors to:

#### Downstairs Cloakroom

Two piece suite comprising pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, double glazed obscure window to front, smooth ceiling with chrome fitted spotlights, partially tiled walls, tiled flooring.

#### Lounge

19' x 11'4" (5.79m x 3.45m)  
Double glazed windows to front, double glazed French doors to rear leading into conservatory, coved cornicing to smooth ceiling with chrome fitted spotlights, two radiators, electric feature fireplace, carpeted flooring.

#### Kitchen/Diner

11'3" x 18'6" (3.45m x 5.65m)  
Range of floor to ceiling and base level units with quartz work surfaces above incorporating one and a half inset stainless steel sink, integrated Neff oven with further oven/microwave and warming tray, integrated fridge/freezer, integrated large wine cooler, integrated Neff dishwasher, island centred with quartz work surfaces above incorporating four ring induction hob with built in extractor unit, solid wood breakfast bar connected to island, concealed water softener unit, two satellite TV connections, usb sockets, double glazed windows to front and rear, smooth ceiling with chrome fitted spotlights, under unit lighting, chrome mirrored radiator, Karndean walnut flooring with feature border, door to:

#### Utility Room

6'27" x 6'13 (1.83m x 1.83m)  
Range of base level units with quartz work surfaces above incorporating



inset stainless steel sink with extendable tap, two storage cupboards, integrated fridge/freezer, concealed built in boiler unit, smooth ceiling with chrome fitted spotlights, chrome mirrored radiator, Kamdean walnut flooring with feature border, door to:

#### Conservatory

21'15 x 12'49 (6.40m x 3.66m)

Double glazed windows to side and rear, double glazed French doors to side leading to rear garden, ceiling light, walk in cupboard with lighting, wall mounted storage heater, satellite TV connection extension, laminate flooring.

#### First Floor Landing

Double glazed window to front, coved cornicing to smooth ceiling with ceiling light, loft access, airing cupboard, carpeted flooring, doors to:



#### Bedroom One

10'8 x 10'1 (3.25m x 3.07m)

Double glazed window to rear, coved cornicing to smooth ceiling with chrome fitted spotlights, built in wardrobes, radiator, carpeted flooring, open into bedroom four/dressing room, door to:

#### En Suite

Three piece suite comprising shower cubicle with handheld attachment over, pedestal wash hand basin, low level w/c, chrome heated towel rail, double glazed obscure window to rear, smooth ceiling with chrome fitted spotlights, tiled walls, tiled flooring.

#### Dressing Room

11'7 x 6'9 (3.53m x 2.06m)

Double glazed window to front, coved cornicing to smooth ceiling with chrome fitted spotlights, built in wardrobes, radiator, carpeted flooring.

#### Bedroom Two

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to rear, coved cornicing to smooth ceiling with ceiling light, built in wardrobes, radiator, carpeted flooring.

#### Bedroom Three

11'7 x 7'3 (3.53m x 2.21m)

Double glazed window to front, coved cornicing to smooth ceiling with ceiling light, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with handheld shower attachment over, pedestal wash hand basin with mixer tap, low level w/c, chrome heated towel rail, wall mounted mirrored cabinet, double glazed obscure window to rear, coved cornicing to smooth ceiling with chrome fitted spotlights, partially tiled walls, tiled flooring.

#### Loft

Hatch with built in ladder, fully boarded floor with overhead lighting, insulated and plaster-boarded eaves, fitted clothes rails.

#### Rear Garden

Slab paved seating area to front, wiring for hot tub, wiring for outside satellite TV connection, two double outside power sockets, steps up onto remainder laid to lawn, mature shrub borders with lighting, outside spotlights, outside tap, submerged garden umbrella stand, door to annex/games room, side gate providing access to front garden.

#### Garage

17'4 x 15'7 (5.28m x 4.75m)

Double electric roller door, parking space for one vehicle, fitted wall units, mini water heater, plumbing for washing machine and tumble dryer, Tv point, connections for TV, six double plug sockets, ceiling with fitted spotlights, fully plastered walls, Karndean flooring.

#### Annex/Games Room

##### Annex Entrance

Door into ground floor hallway comprising smooth ceiling with chrome fitted spotlights, stairs leading to first floor accommodation, door to:

##### Annex En Suite

Three piece suite comprising walk in shower cubicle with handheld attachment over, pedestal wash hand basin with mixer tap, low level w/c, wall mounted mirrored cabinet, smooth ceiling with chrome fitted spotlights, tiled walls, tiled flooring.

#### Bedroom Four/Games Room

17'55 x 17'07 (5.18m x 5.36m)

Double glazed windows to front, double glazed Velux windows to side, smooth ceiling with fitted spotlights, bar area with shelf storage unit, space for fridge, satellite TV connection, carpeted flooring.

#### Front Garden

Tarmacked driveway with stone border to side providing off street parking for multiple vehicles, obscure wheelie bin area, front laid to artificial lawn with mature shrub borders for privacy, slab paved steps from side and front leading to front entrance door, double outside power socket, security and outside lighting, double electric roller door providing access to garage, side gated access to rear garden.

#### Agent Notes

-Hot Tub to remain subject to separate negotiation.

-Annex providing fourth bedroom/games room.



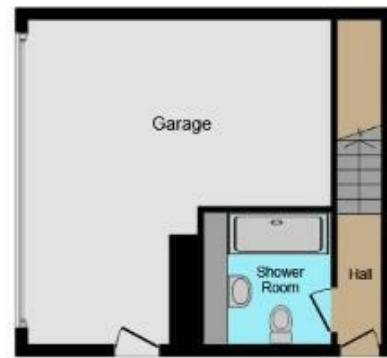




**Ground Floor**



**First Floor**



**Annex Ground Floor**



**Annex First Floor**