

HUNT ROCHE

The Estate Agent



Asking Price: £600,000

Pemberton Field, South Fambridge, Rochford, Essex, SS4 3BF



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An outstanding & exceptionally spacious four bedroom executive family home standing on an impressive corner plot in this prestigious private road development with glorious views across adjacent open farmland! Offering three reception rooms, two en suites, well proportioned accommodation and a generous private driveway leading to a detached twin garage.

Impressive Reception Hallway:

uPVC double glazed window to front. Lipped skirting. Radiator. Access to two understairs storage cupboards. Turning staircase to galleried landing with stained wooden balustrade. Coved cornice to smooth plastered ceiling. Panelled wooden doors lead off to all ground floor rooms.

Cloakroom/W.C.:

Obscure uPVC double glazed window to front. Radiator. Porcelain tiled floor. Lipped skirting. Integrated cistern w.c. and suspended wash hand basin with tiled splashback. Smooth plastered ceiling with recessed LED lighting. Drop light switch.

Dual Aspect Sitting Room:

19'4" x 11'4" (5.9m x 3.45m)

uPVC double glazed French doors lead out to the rear sun terrace with two uPVC double glazed multi pane style windows adjacent. Further uPVC double glazed multi pane window to front. Lipped skirting. Two double vent radiators. Feature wooden fireplace with marblite hearth and insert housing coal effect 'living flame' gas fire. Television aerial point. Two wall light points. Coved cornice to smooth plastered ceiling.

Dining Room:

9'7" x 8'4" (2.92m x 2.54m)

uPVC double glazed multi pane effect window to front. Lipped skirting. Double banked radiator. Coved cornice to smooth plastered ceiling with recessed LED lighting.

Open Plan Breakfasting Kitchen/Family Room:

19'4" x 15'5" (5.9m x 4.7m)

A dual aspect room with double glazed French doors giving access to the rear sun terrace and uPVC double glazed multi pane style windows overlooking the landscaped rear garden. The Kitchen has been professionally planned and fitted with a comprehensive range of base and pelmeted eye level cabinets including integrated housing for American style fridge/freezer with overhead cabinet, units in white with granite effect rolled edge working surfaces and inset one and a quarter bowl polycarbonate sink unit with 'Hans Grohe' monobloc mixer tap. Ceramic tiled splashbacks to all working surface areas. The range of integrated appliances (to remain) include 'Neff' fan assisted electric double oven, four ring gas hob, concealed extractor canopy, wine chiller and 'Neff' dishwasher. Cantilever gloss double fronted breakfast bar. Porcelain tiled floor. Lipped skirting. The large Family Room/Dining Area has uPVC double glazed multi pane style window to rear and radiator. Coved cornice to smooth plastered ceiling with recessed LED lighting.

Utility Room/Laundry:

6'2" x 5'3" (1.88m x 1.6m)

uPVC double glazed stable style door with double glazed panel giving side access with far reaching views across open farmland. Porcelain tiled anti-slip floor. Radiator. Lipped skirting. Base cupboard with rolled edge working surface and inset stainless steel sink unit with mixer tap. Space, plumbing and drainage for automatic washing machine and tumble dryer. Wall mounted 'Ideal Classic' gas boiler serving domestic hot water and central heating system with electronic timer beneath. Ceramic tiled splashback to working surface. Smooth plastered ceiling with recessed LED lighting.

The First Floor Accommodation comprises

Galleried Landing:

Stained wooden spindle balustrade. Access to insulated roof space. Access to airing cupboard housing foam lagged copper cylinder with electronic timer, immersion control and full slated linen shelving. Radiator. Coved cornice to smooth plastered ceiling

Fitted Master Bedroom:

14'4" x 11' (4.37m x 3.35m)

uPVC multi pane window to rear with far reaching views across open farmland. Radiator. This room has been professionally fitted with a comprehensive range of bedroom furniture comprising two full height wardrobe cupboards, twin overhead cabinets creating King size bed recess with bedside shelves, gentlemen's wardrobe with drawer stack beneath and over pelmet and matching drawer stacks. Radiator. Coved cornice to smooth plastered ceiling.

Spa Style En-Suite Shower Room:

Obscure uPVC double glazed multi pane window to side with far reaching views across farmland. Porcelain tiled floor. Radiator. 1700mm glass shower enclosure with inset rainwater and hand held power shower, dual flush w.c. and vanity wash hand basin with gloss fronted cabinet. Shaver point. Smooth plastered ceiling with recessed spa style LED lighting. Drop light switch.

Bedroom Two:

11'5" x 11'4" (3.48m x 3.45m)

uPVC double glazed multi pane effect window to front. Radiator. Lipped skirting. Coved cornice to smooth plastered ceiling.

Luxury En-suite Shower Room:

Obscure uPVC double glazed multi pane effect window to front. Fitted with a three piece suite comprising close coupled w.c., Regency style pedestal wash hand basin and independent fully tiled shower cubicle housing power shower. Shaver point. Porcelain tiled floor. Gloss ceramic tiled walls with feature border tiling. Smooth plastered ceiling with extractor fan and recessed lighting. Radiator.

Bedroom Three:

11'4" x 7'7" (3.45m x 2.3m)

uPVC double glazed multi pane window to rear with side views of open farmland. Lipped skirting. Radiator. Coved cornice to smooth plastered ceiling.

Bedroom Four:

9'7" x 8'4" (2.92m x 2.54m)

uPVC double glazed multi pane window to front with views across open farmland to the River Crouch and beyond. Radiator. Lipped skirting. Coved cornice to smooth plastered ceiling.

Family Bathroom:

Obscure uPVC double glazed multi pane style window to rear. Fitted with a four piece suite comprising gloss panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush closed coupled w.c. and offset quadrant shower enclosure. Porcelain tiled floor. Gloss ceramic tiled walls with feature border tiles. Part vaulted smooth plastered ceiling with recessed LED lighting. Drop light switch.

To the outside of the property

Garden:

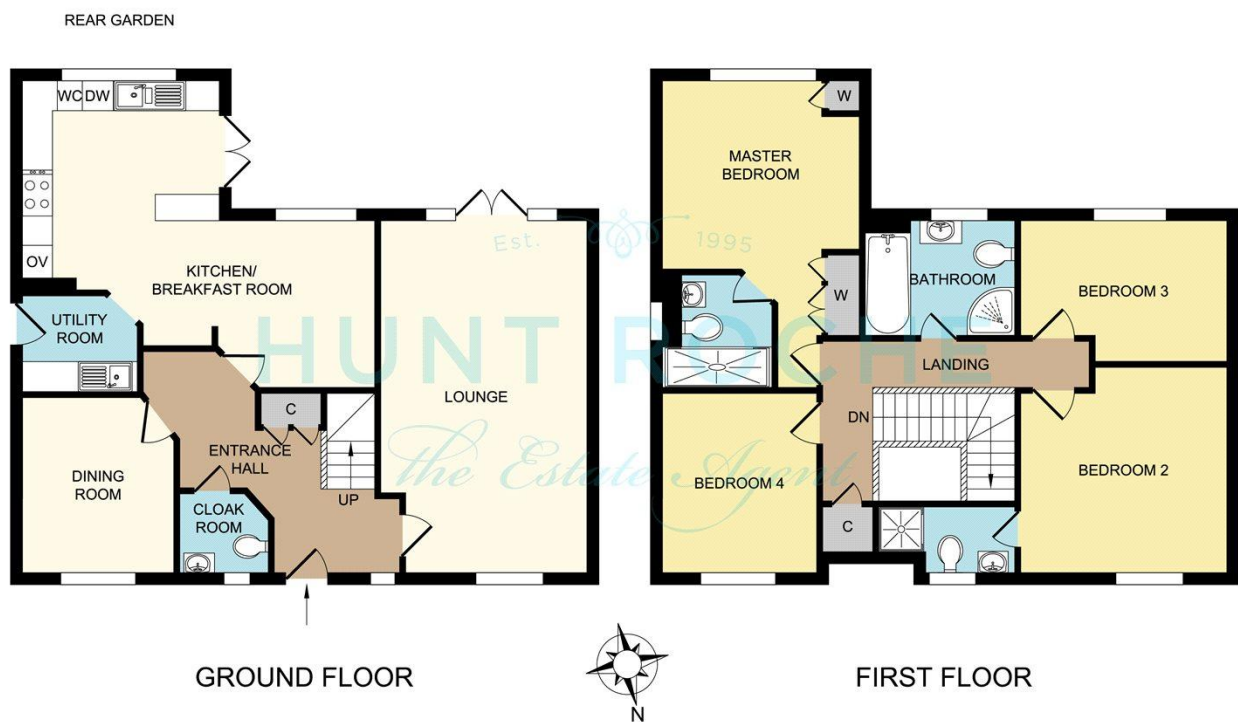
The well landscaped and established rear garden commences from the dual aspect sitting room and kitchen with a brick block paviour surround with paved footpath and sun terrace. The remainder of the garden is attractively laid to lawn with well planted shaped flower and shrub borders and is immediately adjacent to open farmland.

To The Front:

The front of the property is approached via a private driveway offering multiple parking spaces and in turn leading to:

Detached Twin Garage:

With twin up and over doors to front, twin contemporary up/down lights, power and light connected, eaves storage space, personal door.



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 6/25/2020