

## Sovereign Close, Rochford SS4 1XB



### Offers In Excess Of £300,000

Situated in a cul-de-sac location within Rochford is this detached three bedroom family home currently an unfinished project and with potential to complete into four bedrooms, one with en suite and one a large loft room/bedroom. Walking distance to all local amenities.

**Vacant with No Onward Chain.**

EPC Rating: D. Our Ref 16346

**Directions:** Proceeding north from Rochford town centre along the Ashingdon Road towards Ashingdon. Turn right by the mini roundabout into Dalys Road and then right again into Heritage Way then turn left into Sovereign Close.



**Tel: 01702 200666** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU email: [hockleysales@williamsanddonovan.com](mailto:hockleysales@williamsanddonovan.com)

Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation. Radiator.

### GROUND FLOOR CLOAKROOM

Obscure double glazed window to the side aspect. Low level WC. Wall mounted wash hand basin. Radiator.

### LOUNGE 15' 8" x 10' 1" (4.78m x 3.07m)

Double glazed window to the front aspect. Feature fireplace. Wood effect flooring. Inset ceiling spot lights. Radiator. Open to

### CONSERVATORY 15' 1" x 10' 7" (4.6m x 3.23m)

Double glazed windows to rear and side aspects. Double glazed pitched roof. Double glazed French doors providing access to the rear aspect. Wood effect flooring. Open to



### KITCHEN 15' 4" x 7' 3" (4.67m x 2.21m)

Double glazed window to the rear aspect. Range of base and eye level units. Roll edge work surfaces. Inset sink drainer unit. Built-in electric oven. Hob. Extractor hood. Space and plumbing for washing machine. Space and plumbing for dish washer. Space for fridge/freezer. Breakfast bar. Part tiled walls.

### DINING ROOM (CURRENTLY USED AS GROUND FLOOR BEDROOM) 9' 10" x 8' 5" (3m x 2.57m)

Double glazed window to the rear aspect. Double glazed window to the side aspect. Radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Double glazed window to the rear aspect. Stairs to second floor accommodation.

### BEDROOM ONE 12' 9" x 12' 5" (3.89m x 3.78m)

Double glazed window to the front aspect. Radiator. Door to

#### EN SUITE

Obscure double glazed window to the side aspect. Low level WC. Wash hand basin. Walk-in tiled shower cubicle. Tiled floor. Tiled walls. Heated towel rail.

### BEDROOM TWO 10' 11" x 10' 1" (3.33m x 3.07m)

Double glazed window to the front aspect. Radiator.

### BEDROOM THREE 7' 1" x 6' 3" (2.16m x 1.91m)

Double glazed window to the side aspect. Radiator.

### SECOND FLOOR ACCOMMODATION

#### LOFT ROOM 23' x 8' 2" (7.01m x 2.49m)

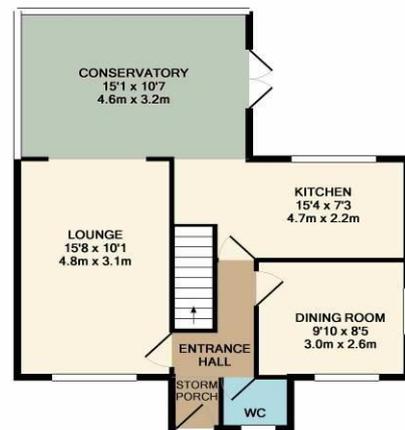
*(This room has not been completed but there is plumbing and electrics in place and would be ideal for master bedroom with en suite and dressing area)*

Double glazed window to the rear aspect. Double glazed window to the side aspect.

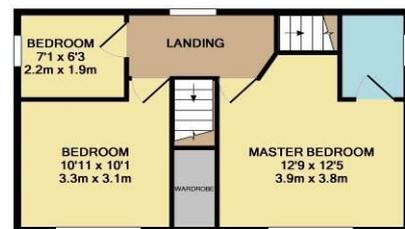
### EXTERIOR

The property is situated on a corner plot and has an **L SHAPED REAR GARDEN** secluded with mature trees and a small lawn area to the **FRONT**.

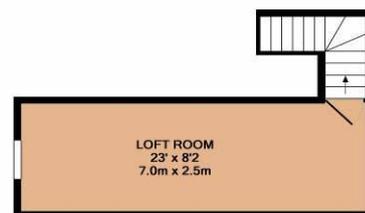
**GARAGE** with up and over door.



GROUND FLOOR  
APPROX. FLOOR  
AREA 587 SQ.FT.  
(54.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 219 SQ.FT.  
(20.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.8 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.

Made with Metropix 62019

### 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.