

## Elizabeth Gardens, Rochford, SS4 1FX



**Guide Price £400,000-£425,000**

Built just two years ago and located on the popular Ashberry Homes, Elizabeth Gardens Development is this stunning three bedroom detached family home with several upgrades including beautiful kitchen/diner, high specification flooring and has had planning permission passed for a loft conversion and rear extension.

**OFFERED WITH COMPLETE ONWARD CHAIN.**

**VIEWING HIGHLY ADVISED. EPC Rating: B. Our Ref: 16605.**

***Directions:** Proceeding from the Spa roundabout at the centre of Hockley take the 2nd exit into Southend Road which in turn leads into Main Road. Continue for approx one mile and upon reaching the mini roundabout continue straight ahead into Hall Road. Elizabeth Gardens is the on left hand side.*



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Entrance via composite entrance door to entrance hall.

### **ENTRANCE HALL**

Stairs to first floor accommodation with wooden handrail and luxury grey carpet. Amtico wood effect flooring, to hallway. Large under stairs walk in storage cupboard. Plastered ceiling.



### **GROUND FLOOR CLOAKROOM**

Obscure double glazed window to front aspect with fitted shutters. A two piece suite comprising wall mounted wash hand basin with chrome tap and low level wc with concealed basin. Amtico wood effect flooring. Radiator. Plastered ceiling with inset spot lighting. Part tiled walls.

### **LOUNGE 16' 7" x 10' 1" (5.05m x 3.07m)**

Two double glazed windows to front and side aspects with fitted shutters. Luxury fitted carpet. Radiator. Plastered ceiling.



### **KITCHEN/DINER 19' 7" x 9' 5" (5.97m x 2.87m)**

Double glazed window to rear aspect with fitted shutters. Double glazed French doors providing access to rear garden. A high specification fitted kitchen comprising light grey base and eye level Shaker style units incorporating white Silestone work surface with inset one and half stainless steel sink drainer unit. Built in double oven. Inset Ceramic hob with stainless steel extractor hood above. Integrated fridge freezer, dishwasher and washing machine with matching Shaker doors. Under unit lighting. Amtico wood effect flooring. Tiled splash back. Radiator. Spacious for table and chairs. Plastered ceiling with inset spot lighting.



### FIRST FLOOR LANDING

Luxury fitted carpet. Access to loft. Storage cupboard housing water tank with shelving above. Additional large over stairs storage cupboard. Radiator.

### BEDROOM ONE 12' 2" x 10' 2" (3.71m x 3.1m)

Double glazed window to front aspect with fitted shutters. Luxury fitted carpet. Radiator. Plastered ceiling. Door to en suite.



### EN SUITE

Obscure double glazed window to side aspect with fitted shutters. A luxury three piece suite comprising double shower with two shower heads and glass shower screen, wash hand basin with chrome tap and low level wc with dual push flush and concealed basin. Chrome heated towel rail. Plastered ceiling with inset spotlighting. Extractor fan. Tiled flooring. Part tiled walls.



### BEDROOM TWO 12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to rear aspect with fitted shutters. Radiator. Plastered ceiling. Luxury fitted carpet.



### BEDROOM THREE 8' 6" x 7' 6" (2.59m x 2.29m)

Double glazed window to rear aspect with fitted shutters. Radiator. Plastered ceiling. Luxury fitted carpet.



### BATHROOM

Obscure double glazed window to front aspect with fitted shutters. A high specification three piece suite comprising panelled bath with chrome tap and hand held shower attachment, wash hand basin with chrome tap and low level wc with dual push flush and concealed basin. Chrome heated towel rail. Part tiled walls with fitted mirror. Tiled flooring. Plastered ceiling with inset spotlighting.



## EXTERIOR.

The **REAR GARDEN** commences onto slate style patio with pathway leading to garage. Additional patio with space for table and chairs. The remainder is laid to lawn with raised flowerbed to the rear. Gate providing access to front. Door to garage. **PITCHED ROOF GARAGE** with up and door. Power and lighting.



The **FRONT** has off street parking in front of garage for three vehicles. Lawn with pathway leading to entrance door.

### Agents Note:

The vendor has recently had plans passed for a loft conversion and rear orangery. The loft conversion would provide a new master bedroom with en suite which would include a dormer to front and three Velux windows to rear. The staircase would replace the current over stairs storage cupboard and return above the existing staircase. The vendor has already prepared the roof trusses at an approximate cost of £15,000/£20,000, therefore, only an additional small amount of structural work will be required to finish the conversion. An orangery to the rear off the kitchen/diner (see plans attached).

### Key Features:

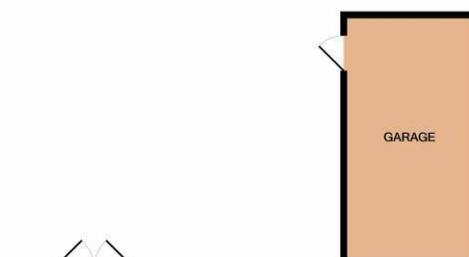
The property is fitted with CCTV and alarm system.

All the windows are fitted with bespoke fitted wooden shutters.

There is seven years eight months NHBC remaining as of February 2020.

The vendor is looking to purchase a new build on the same estate, which has an anticipated completion for September 2020, therefore, a complete onward chain.

There is a Service Charge for the whole estate with the service charge for this property being £137 per annum which goes towards the maintenance of all private land, such as private roads, greens and pond.



GROUND FLOOR  
APPROX. FLOOR  
AREA 670 SQ.FT.  
(62.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 is given as to their operability or efficiency can be given.

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