



Orsett Village £950,000



CANOPIED ENTRANCE PORCH

Hardwood door to:

ENTRANCE HALL

Double glazed leadlight window. Radiator. Coved ceiling. Laminated wood flooring. Power points. Spindled staircase to first floor with cupboard under. Double beveled glass doors to lounge.

CLOAKROOM

Heated towel rail. Coved ceiling. Tiled flooring. Fitted suite comprising of vanity wash hand basin with cupboards under. Concealed cistern WC. Extractor fan.

FORMAL LOUNGE 18' 0" x 15' 5" (5.48m x 4.70m)

Double glazed leadlight window to front. Two radiators. Coved ceiling. Laminated wood flooring. Power points. Feature stone fireplace with granite hearth and fitted gas fire (Not tested). Double glazed leadlight French doors to garden.

STUDY 8' 2" x 7' 10" (2.49m x 2.39m)

Double glazed leadlight window to front. Radiator. Fitted furniture with desk and storage space. Fitted carpet. Power points.

DINING ROOM 14' 8" x 10' 9" (4.47m x 3.27m)

Double glazed leadlight windows to front and side. Radiator. Coved ceiling. Laminated wood flooring. Power points.

SITTING ROOM 16' 7" x 13' 2" (5.05m x 4.01m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Double glazed leadlight French doors to garden.



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KITCHEN/BREAKFAST ROOM 18' 4" > 12'9 x 16' 7" (5.58m > 3.88m x 5.05m)

Double glazed leadlight window to side. Ladder radiator. Coved ceiling with inset lighting. Tiled flooring. Power points. Range of high gloss base and eye level units with granite and laminated work surfaces. Built in one and one half single drainer sink unit with mixer tap. Built in combination and fan ovens. Five ring gas hob with canopy over. Integrated dishwasher. Recess for American style fridge. Tiled splashbacks. Double glazed leadlight French doors to garden.

UTILITY ROOM 5' 9" x 5' 1" (1.75m x 1.55m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Tiled flooring. Power points. Range of base and eye level units with complimentary work surface. Stainless steel single drainer sink unit with mixer tap. Recess and plumbing for automatic washing machine. Tiled splashbacks. Boiler (Not Tested). Half double glazed door to garden.

LANDING

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Access to loft. Airing cupboard with lagged hot water tank.

MASTER BEDROOM 16' 4" x 11' 1" (4.97m x 3.38m)

Double glazed leadlight windows to rear and side. Radiator. Coved ceiling. Fitted carpet. Power points. Air conditioning unit.

EN SUITE

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboards under, Concealed cistern WC. Shower cubicle with mixer shower. Tiling to walls with vertical border.



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GUEST BEDROOM 12' 7" x 11' 5" (3.83m x 3.48m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in twin double wardrobes with hanging and shelf space.

EN-SUITE

Radiator. Coved ceiling. Fitted carpet. Tiled shower cubicle with mixer shower. Wall mounted wash hand basin. Low flush WC. Tiling to walls with border tile.

BEDROOM THREE 15' 3" > 13' 4" x 8' 9" (4.64m > 4.06m x 2.66m)

Double glazed leadlight windows to side and rear. Radiator. Coved ceiling. Fitted carpet. Power points. Built in wardrobe

BEDROOM FOUR 13' 1" x 8' 10" (3.98m x 2.69m)

Double glazed leadlight window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Range of built in wardrobes with hanging and shelf space.

BEDROOM FIVE 13' 3" x 8' 4" (4.04m x 2.54m)

Double glazed leadlight window to rear. Radiator. Coved ceiling. Fitted carpet. Power points. Extensive range of double and single wardrobes with hanging and shelf space. Dressing table. (Presently used as a dressing room to master bedroom).

FAMILY BATHROOM

Obscure double glazed leadlight windows. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Concealed cistern WC. Twin ended bath with central mixer tap. Tiling to walls with border tile.



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REAR GARDEN

Extensive paved patio leading to lawn with well stocked flower and shrub borders. Variety of trees. Gated side entrance to either side. Further patio area to rear. Personal door to garage.

LOG CABIN 28' 6" x 12' 7" > 9' 5" (8.68m x 3.83m > 2.87m)

Double glazed windows to two aspects. Inset lighting to ceiling. Wood flooring. Bar area with fitted bar. Double glazed French doors to garden.

FRONT GARDEN

Block paved driveway providing parking for numerous vehicles with the remainder laid to lawn with shrub borders. Hedged boundary.

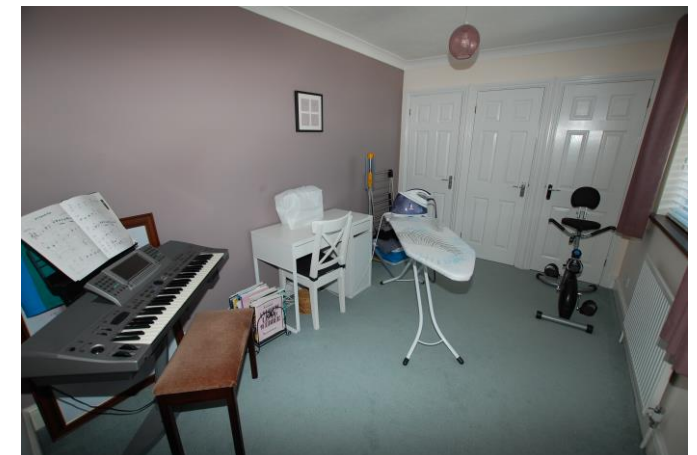
DOUBLE GARAGE

Electric up and over door. Power and light connected. Loft storage.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.
6. We understand from our vendor that an insurance premium is paid annually to cover the communal drive.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy Performance Certificate



4, The Paddocks, Orsett, GRAYS, RM16 3AE

Dwelling type: Detached house
Date of assessment: 07 June 2019
Date of certificate: 08 June 2019

Reference number: 0861-2843-7064-9901-1585
Type of assessment: RdSAP, existing dwelling
Total floor area: 207 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

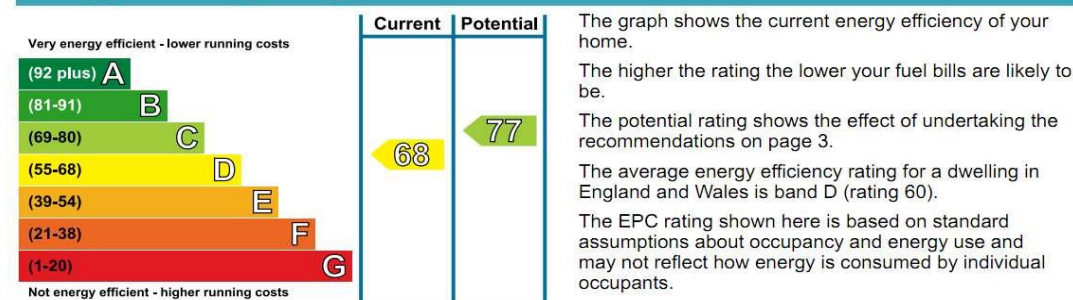
| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 4,149 |
| Over 3 years you could save | £ 441 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 438 over 3 years | £ 438 over 3 years | |
| Heating | £ 3,300 over 3 years | £ 3,015 over 3 years | |
| Hot Water | £ 411 over 3 years | £ 255 over 3 years | |
| Totals | £ 4,149 | £ 3,708 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Floor insulation (suspended floor) | £800 - £1,200 | £ 300 |
| 2 Solar water heating | £4,000 - £6,000 | £ 141 |
| 3 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 1,002 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.