



Orsett £895,000



2 Penn Close, Orsett, Essex, RM16 3ED

AN OUTSTANDING FIVE BEDROOM, FIVE EN SUITE DETACHED PROPERTY SITUATED WITHIN THE HEART OF ORSETT VILLAGE WHICH HAS BEEN FINISHED TO AN EXCEPTIONAL STANDARD AND OFFERS SUPERB KITCHEN/FAMILY ROOM, FORMAL LOUNGE, TV ROOM AND MAGNIFICENT MASTER BEDROOM. EARLY VIEWING ADVISED. EPC: TBC.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ FORMAL LOUNGE
- ❖ DINING ROOM
- ❖ MASTER BEDROOM SUITE
- ❖ FOUR FURTHER EN SUITE BEDROOMS
- ❖ OWN DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- ❖ CLOAKROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ TV ROOM
- ❖ DRESSING ROOM
- ❖ REAR GARDEN WITH HOT TUB
- ❖ SUPERB THROUGHOUT

SPACIOUS ENTRANCE HALL

Approached via hard wood door. Double glazed sliding sash window to front. Coving to ceiling with inset lighting. Tiled flooring. Panelling to walls. Feature log burner. Spindle staircase to first floor with cupboard under. Cloaks cupboard. Power points.

CLOAKROOM

White suite comprising of vanity wash hand basin. High flush WC. Cast iron radiator. Coving to ceiling. Tiled flooring.

TV ROOM/STUDY 13' 5" x 8' 9" (4.09m x 2.66m)

Coving to ceiling with inset lighting. Cast iron radiator. Tiled flooring. Power points.

FORMAL LOUNGE 16' 1" x 14' 5" (4.90m x 4.39m)

Two double glazed sliding sash windows to front. Cast iron radiator. Coving to ceiling. Feature fireplace with marble surround. Fitted carpet. Power points.

KITCHEN/FAMILY ROOM 25' > 18'11" x 15' 8" (7.61m > 5.76m x 4.77m)

Bi-Fold doors to rear elevation. Tiled flooring with underfloor heating. Coving to ceiling. Feature "In frame" base and eye level units with Quartz work surfaces. Recess for range style cooker. Integrated fridge and freezer. Island unit with Quartz work surface. Inset Belfast sink unit and mixer tap. Integrated dishwasher. Power points. Open to:



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DINING ROOM 14' 3" x 11' 8" (4.34m x 3.55m)

Double glazed sliding sash windows to two aspects with French doors to garden. Tiled flooring with underfloor heating. Lantern roof. Panelling to walls. Power points.

UTILITY ROOM 7' 4" x 5' 2" (2.23m x 1.57m)

Range of base and eye level units with Quartz work surfaces. Inset Butler style sink unit with mixer tap. Recesses for appliances. Tiled flooring with underfloor heating. Power points.

FIRST FLOOR LANDING

Stairs to second floor landing with cupboard under. Cast iron radiator. Inset lighting to ceiling. Power points.

MASTER BEDROOM 21' 6" > 13' 8" x 14' 2" (6.55m > 4.16m x 4.31m)

Three double glazed sliding sash windows to rear. Cast iron radiator. Coving to ceiling. Wood block flooring. Power points. Free standing Copper bath with mixer tap. Open to:

EN SUITE

Vanity wash hand basin with marble surround and cupboards under. Low flush WC. Wood block flooring.



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DRESSING ROOM 10' 0" x 8' 8" (3.05m x 2.64m)

Fully fitted dressing room with hanging, shelf and cupboard space. Dressing table. Concealed lighting. Wood block flooring. Inset lighting to ceiling. Power points. (We understand from our vendor this room can be converted to a further bathroom as plumbing has been installed).

BEDROOM TWO 16' 9" x 10' 2" (5.10m x 3.10m)

Two double glazed sliding sash windows to front. Cast iron radiator. Coved ceiling with inset lighting. Fitted carpet. Power points.

EN SUITE

Obscure double glazed sliding sash window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Vanity wash hand basin with cupboard under. Concealed cistern WC. Tiling to walls.

BEDROOM THREE 12' 4" x 11' 8" (3.76m x 3.55m)

Two double glazed sliding sash windows to rear. Coved ceiling with inset lighting. Cast iron radiator. Fitted carpet. Power points.

EN SUITE

Obscure double glazed sliding sash window. Cast iron radiator. Coved ceiling with inset lighting. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Double shower cubicle with mixer shower.



SECOND FLOOR LANDING

Velux window. Inset lighting to ceiling. Fitted carpet. Eaves storage space.

BEDROOM FOUR 14' 1" > 10' 4" x 13' 3" (4.29m > 3.15m x 4.04m)

Double glazed sliding sash window to rear. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. Power points. Fitted double wardrobes and matching drawer unit.

EN SUITE

Velux window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of corner shower cubicle with mixer shower. Concealed cistern WC. Vanity wash hand basin with cupboard under. Tiling to walls.

BEDROOM FIVE 14' 0" > 10' 5" x 12' 2" (4.26m > 3.17m x 3.71m)

Double glazed sliding sash window to front. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage space. Fitted double wardrobe and matching drawer unit.

EN SUITE

Velux window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard under. Corner shower cubicle with mixer shower. Tiling to walls.



REAR GARDEN

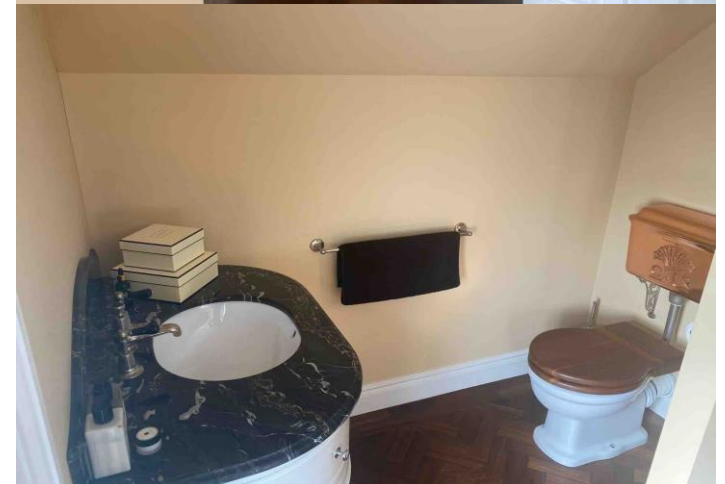
Immediate paved patio leading to artificial lawn with flower and shrub borders. Decked patio area with sunken hot tub. Summerhouse. Outside power, lighting and tap.

FRONT GARDEN

Walled resin driveway providing parking for several vehicles.

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.



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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 believe 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.



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All details are used only as a guide to the layout.
Plan produced using Planit.