



Orsett £675,000



19 Whitmore Close, Orsett, Essex, RM16 3JE

THIS 1990's McALPINE BUILT FOUR BEDROOM DETACHED FAMILY HOUSE BEING SITUATED ON THE POPULAR BEAUCHAMP GATE DEVELOPMENT OFFERS GOOD SIZE ACCOMMODATION, TWO RECEPTION ROOMS, EN-SUITE TO MASTER BEDROOM, MODERN FITTED KITCHEN, UTILITY ROOM, DOUBLE GARAGE WITH AN IMPRESSIVE SIZE REAR GARDEN. CONVENIENTLY LOCATED FOR THE USE OF M25 AND A13 ROAD LINKS. EPC: D.

- ❖ FOUR BEDROOMS
- ❖ STUDY
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ MODERN FITTED KITCHEN
- ❖ IMPRESSIVE SIZE REAR GARDEN

- ❖ TWO RECEPTION ROOMS
- ❖ CLOAKROOM
- ❖ FAMILY BATHROOM
- ❖ UTILITY ROOM
- ❖ PARKING AND DOUBLE GARAGE

ENTRANCE HALL

Double glazed entrance door. Coving to ceiling. Power points. Stairs to first floor with feature balustrade. Medium oak colored laminate flooring. Panel doors to all rooms.

CLOAKROOM

Double glazed Georgian style window to front. Coving to plaster ceiling. Two piece suite comprising of low flush WC. Pedestal hand basin with chrome fittings. Radiator. Emulsion walls. Medium oak colored laminate flooring.

LOUNGE 19' 8" x 11' 7" (5.99m x 3.53m)

Double glazed Georgian style window to front. Double glazed patio doors to rear. Coving to plaster ceiling. Power points. Phone point. Radiator. Decorated with dado rail. Emulsion walls. Feature fireplace with wood mantle and marble hearth. Medium oak colored laminate flooring. French doors to.

DINING ROOM 12' 6" x 9' 10" (3.81m x 2.99m)

Double glazed Georgian style window to rear. Coving to plaster ceiling. Power points. Radiator. Dado rail. Emulsion walls. Medium oak colored laminate flooring. Panel door to.

STUDY

Double glazed Georgian style window to front. Coving to plaster ceiling. Power points. Radiator. Dado rail. Emulsion walls. Medium oak colored laminate flooring.



KITCHEN/BREAKFAST ROOM 12' 8" x 9' 8" (3.86m x 2.94m)

Double glazed Georgian style window to rear. Plaster ceiling with concealed spot lighting. Emulsion walls. Range high gloss cream eye and base units. Complimentary work surfaces and breakfast bar. Matching splash backs. One and a half stainless steel drainer with chrome mixer taps. Integrated dishwasher. Free standing American style fridge/freezer. Medium oak colored laminate flooring. Panel door to.

UTILITY ROOM 5' 10" x 5' 3" (1.78m x 1.60m)

Double glazed Georgian style door to flank. Plaster ceiling. Power points. Radiator. Boiler (Not tested). Base units with complimentary work surfaces. Tiled splashbacks. Stainless steel single drainer with chrome mixer taps. Free standing washing machine. Free standing Tumble Dryer. Medium oak colored laminate flooring.

LANDING

Coving to plaster ceiling. Access to loft. Dado rail. Emulsion walls. Radiator. Power points. Feature balustrade. Fitted carpets. Panel doors to all rooms.

BEDROOM ONE 14' 6" x 11' 9" (4.42m x 3.58m)

Two double glazed Georgian style window to front. Coving to plaster ceiling. Power points. Radiator. Dado rail. Emulsion walls. Two double fitted wardrobes. Fitted carpets. Panel door to.

EN- SUITE

Double glazed Georgian style window to the front. Coving to plaster ceiling. Shaver point. Towel rail. White suite comprising of separate shower cubicle. Pedestal hand basin with chrome fittings. Low flush WC. Slate effect tiled flooring.



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BEDROOM TWO 13' 11" x 10' 1" (4.24m x 3.07m)

Double glazed Georgian style window to rear. Coving to plaster ceiling. Emulsion walls. Power points. Radiator. Fitted wardrobes with bed recess cupboards over. Matching vanity unit and dresser. Fitted carpet.

BEDROOM THREE 9' 6" x 9' 4" (2.89m x 2.84m)

Two double glazed Georgian style windows to front. Coving to plaster ceiling. Emulsion walls. Power points. Radiator. Fitted carpet.

BEDROOM FOUR 8' 11" x 8' 8" (2.72m x 2.64m)

Double glazed Georgian style window to rear. Coving to plaster ceiling. Emulsion walls. Power points. Radiator. Fitted carpet.

FAMILY BATHROOM

Double glazed Georgian style window to rear. Plaster ceiling. Tile and emulsion walls. Shaver point. Towel rail. Modern white three piece comprising of panelled bath with chrome shower mixer taps. Low flush WC. Pedestal hand basin chrome fittings. Tiled flooring.

DOUBLE GARAGE

Approached via tarmac drive. Brick and tile construction. Power and lighting. Two up and over metal doors.



REAR GARDEN

Immediate patio with dwarf brick retaining walls. Paved to flanks. Access gate. Large lawned area. Fencing to boundaries. Mature stock borders with trees and evergreens.

FRONT GARDEN

Paved to entrance. Hedged borders. Large lawn area.

AGENTS NOTES

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.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 168.3 sq. metres (1812.1 sq. feet)
All details are used only as a guide in the layout.
 Plans produced using PlanIt.