



ORSETT £750,000



Nursery House, Sandown Road, Orsett, Grays, Essex, RM16 3DD

AN IMPRESSIVE AND TASTEFULLY FINISHED FOUR BEDROOM DETACHED HOUSE SITUATED ON THE FRINGES OF ORSETT VILLAGE WHICH OFFERS EXCELLENT FAMILY ACCOMMODATION, SUPERB OPEN PLAN KITCHEN/FAMILY ROOM, EN-SUITE TO MASTER BEDROOM AND A VARIETY OF OUTBUILDINGS INCLUDING A STUDIO. EARLY VIEWING ADVISED. EPC: E.

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ LANDING
- ❖ THREE FURTHER BEDROOMS
- ❖ CARPORT
- ❖ FRONT AND REAR GARDENS

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ FAMILY ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ FAMILY BATHROOM
- ❖ STUDIO

ENTRANCE PORCH

Double glazed door to entrance porch. Coving to ceiling. Amtico flooring. Built in cloaks cupboard. Door to entrance hall.

ENTRANCE HALL

Obscure double glazed window. Boxed radiator. Coving to ceiling. Amtico flooring. Power points. Spindle staircase to first floor with cupboard under.

CLOAKROOM

Obscure double glazed window. Radiator. Coving to ceiling. Amtico flooring. White suite comprising of low flush W.C. Wall mounted wash hand basin. Tiled splashback.

LOUNGE 16' 1" x 14' 2" (4.90m x 4.31m)

Double glazed bay window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature fireplace with cast iron grate and stone hearth.

KITCHEN 16' 6" x 10' 9" (5.03m x 3.27m)

Double glazed windows to rear and side. Plinth heating. Coving to ceiling with inset lighting. Amtico flooring. Power points. Cupboard housing boiler (Not tested). A range of in frame base and eye level units with complementary granite work surfaces. Inset butler sink with mixer tap. Recess for range style cooker. Built in microwave. Integrated dishwasher. Utility cupboard. Breakfast bar with hardwood work surface. Double glazed door to gardens. Open to:



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FAMILY ROOM 21' 8" x 13' 11" >11' 4" (6.60m x 4.24m>3.45m)

Obscure double glazed window. Double glazed French doors to garden. Boxed radiator. Coving to ceiling with inset lighting. Amtico flooring. Power points.

LANDING

Feature double glazed window. Coving to ceiling. Fitted carpet. Power points. Built in cupboard. Access to loft.

MASTER BEDROOM 18' 10" x 12' 1" max (5.74m x 3.68m max)

Double glazed window to rear. Cast iron radiator. Coving to ceiling. Fitted carpet. Power points.

EN-SUITE

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity glass bowl sink with mixer tap. Low flush W.C. Corner shower cubicle with mixer shower. Tiling to walls.

BEDROOM TWO 12' 2" x 11' 10" (3.71m x 3.60m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. A range of built in sliding fronted wardrobes.



BEDROOM THREE 13' 1" x 12' 5" (3.98m x 3.78m)

Double glazed window to rear. Radiator. Coving to ceiling. Laminate flooring. Power points.

BEDROOM FOUR 10' 0" x 8' 2" (3.05m x 2.49m)

Double glazed window to front. Radiator. Coving to ceiling. Laminate flooring. Power points. A range of double wardrobes and drawer units with hanging and shelf storage.

BATHROOM

Obscure double glazed window. Inset lighting to ceiling. Heated towel rail. Tiled flooring. White suite comprising of His and Hers vanity wash hand basins with cupboards under. Concealed cistern W.C. Bath with mixer tap and tiled surround. Tiling to walls.

REAR GARDEN Approaching 140' (42.64m)

South west facing garden. Raised paved patio with Gazebo and raised flower and shrub border stepping to lawn with flower and shrub borders. Outside lighting. Gazebo with paved flooring. Fish Pond. Three outbuildings. Further lawn area with shed.

STUDIO 19' 6" x 13' 5" (5.94m x 4.09m)

Double Glazed window to rear. Inset lighting. Vinyl flooring. Power points. A range of base and eye level units. Sink with mixer tap. Tile splashback. Access to boarded loft.



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CARPORT 24' 0" x 12' 0" (7.31m x 3.65m)

Electric roller shutter doors to front and rear. Power and lighting. Walkway and water tap.

FRONT GARDEN

Stone driveway providing parking for several vehicles. Flower and shrub borders. Lawn to front.

PROPERTY DETAILS

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: E. The property is situated on a private road.



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.



Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

