



Orsett £795,000





## 10 Cassell Close, Orsett, Essex, RM16 3HQ

AN OPPORTUNITY TO ACQUIRE A FIVE BEDROOM DETACHED PROPERTY SITUATED IN AN ENVIABLE POSITION ON THE SOUGHT AFTER ORSETT VILLAGE DEVELOPMENT OFFERING SUPERB FAMILY ACCOMMODATION WITH THREE EN-SUITE BEDROOMS AND DOUBLE GARAGE WITH STUDIO ABOVE. EPC: C.

- ❖ SPACIOUS ENTRANCE HALL
- ❖ LOUNGE
- ❖ STUDY
- ❖ EN SUITES TO THREE BEDROOMS
- ❖ BATHROOM
- ❖ FRONT GARDEN
- ❖ VIEWING ADVISED
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ TWO FURTHER BEDROOMS
- ❖ REAR GARDEN
- ❖ LARGE DETACHED GARAGE WITH STUDIO ABOVE

### **CANOPIED ENTRANCE PORCH**

Oak door with obscure glass side panels to:

### **ENTRANCE HALL**

Spindle staircase to first floor with cupboard under. Boxed radiator. Laminated wood flooring. Coving to ceiling.

### **CLOAKROOM**

White suite comprising of concealed cistern W.C. Vanity wash hand basin with drawer space under. Heated towel rail. Tiling to walls and floor with vertical boarder tile.

### **LOUNGE** 16' 4" x 12' 7" (4.97m x 3.83m)

Two double glazed windows to front. Two radiators. Fitted carpet. Power points. Feature stone effect fireplace with gas fire (Not tested) and stone hearth. Coving to ceiling. Double doors to:

### **DINING ROOM** 12' 10" x 10' 3" (3.91m x 3.12m)

Double glazed French doors to garden. Radiator. Fitted carpet. Coving to ceiling. Power points.

### **STUDY** 11' 2" x 7' 6" (3.40m x 2.28m)

Double glazed window to front. Radiator. Fitted carpet. Power points.



**KITCHEN/FAMILY ROOM** 20' 10" x 19' 11" > 11' 1" (6.35m x 6.07m > 3.38m)

Double glazed window to rear. A range of base and eye level units with granite work surfaces and upstands. Inset stainless steel single sink unit with mixer tap. Built in fan and combination ovens. Five ring gas hob with canopy and extractor fan over. Integrated dishwasher, fridge and freezer. Tiled flooring. Power points. Conservatory end with double glazed windows to three aspects and French doors to garden.

**UTILITY ROOM** 6' 2" x 5' 10" (1.88m x 1.78m)

Range of base and eye level units with complimentary work surface. Inset stainless steel sink unit. Recesses for washing machine and tumble dryer. Tiled splashbacks. Boiler (Not tested). Tiled flooring. Power points. Double glazed door to side.

### **FIRST FLOOR LANDING**

Double glazed window to front. Smoke alarm. Boxed radiator. Fitted carpet. Power points. Built in double cupboard housing hot water system (Not tested).

**MASTER BEDROOM** 20' 1" > 13' 1" x 13' 1" (6.12m > 4.72m x 3.98m)

Double glazed windows to front and side. Radiator. Fitted carpet. Power points. Dressing area leading to large walk in wardrobe with hanging and shelf space.





### **MASTER BEDROOM EN SUITE**

Two obscure double glazed windows. Heated towel rail. White suite comprising of walk in shower cubicle with mixer shower. Low flush W.C. Vanity wash hand basin with drawer space under. Panelled bath with mixer shower attachment. Complimentary tiling to walls and floor with vertical border tile. Shaver point.

### **BEDROOM TWO** 15' 0" x 12' 9" > 10' 9" (4.57m x 3.88m > 3.28m)

Double glazed windows to rear and side. Radiator. Fitted carpet. Power points. Walk in wardrobe.

### **BEDROOM TWO EN SUITE**

Obscure double glazed window. Radiator. Karndean flooring. White three piece suite comprising of low flush W.C. Pedestal wash hand basin. Double shower cubicle with mixer shower. Tiling to walls.

### **BEDROOM THREE** 11' 7" x 11' 0" > 9' 6" (3.53m x 3.35m > 2.9m)

Two double glazed windows to front. Radiator. Fitted carpet. Power points.

### **BEDROOM THREE EN SUITE**

Obscure double glazed window. Radiator. Karndean flooring. White suite comprising of pedestal wash hand basin. Low flush W.C. Tiled shower cubicle with mixer shower. Tiling to walls.



## **SECOND FLOOR LANDING**

Velux style window. Radiator. Fitted carpet. Power points. Built in eaves storage cupboard.

## **BEDROOM FOUR** 15' 7" x 14' 7" (4.75m x 4.44m)

Double glazed window to front. Velux window to rear. Radiator. Power points. Fitted carpet. Built in eaves storage cupboards.

## **BEDROOM FIVE** 13' 1" x 9' 1" (3.98m x 2.77m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Eaves storage cupboard.

## **BATHROOM**

Velux style window. Radiator. Complimentary tiled floor and walls with vertical border tile. White suite comprising of vanity wash hand basin with drawer space under. Low flush W.C. "P" shaped bath with mixer shower attachment and shower screen. Shaver point.

## **FRONT GARDEN**

Shrub beds with path. Lawn area to side with Box boundary.

## **REAR GARDEN**

Paved patio leading to lawn with flower and shrub borders. Slate beds. Personal doors to garage and studio. Further walled courtyard to side. Outside tap and lighting. Gated side entrance.



## **DOUBLE GARAGE**

Approached via block paved independent driveway. Large double garage with single electric door. Power and light.

## **STUDIO**

Double glazed window to front. Fitted carpet. Power and light.

## **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. As per the Estate Agents act we must notify all interest parties that the director of Chandler & Martin is the owner of this property.





10 Cassell Close, Orsett, Essex, RM16 3HQ





**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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70   c	80   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

