



Orsett £685,000



33 Alderton Road, Orsett, Essex, RM16 3DZ

A SPACIOUS FOUR BEDROOM DETACHED HOUSE SITUATED IN AN ENVIABLE LOCATION ON THIS POPULAR DEVELOPMENT WITH SUPERB VIEWS ACROSS THE LAKE, HAVING THREE RECEPTION ROOMS, CONSERVATORY, EN SUITE TO MASTER BEDROOM AND DOUBLE GARAGE. EARLY VIEWING ADVISED. EPC: D

- ❖ ENTRANCE HALL
- ❖ STUDY
- ❖ KITCHEN
- ❖ DINING ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ FAMILY BATHROOM
- ❖ DOUBLE GARAGE
- ❖ LOUNGE
- ❖ CLOAKROOM
- ❖ UTILITY ROOM
- ❖ CONSERVATORY
- ❖ THREE FURTHER BEDROOMS
- ❖ SOUTHERLY REAR GARDEN WITH VIEWS OF THE LAKE

ENTRANCE HALL

Approached via double glazed door. Obscure double glazed windows to front. Coved ceiling. Two radiators. Stairs to first floor with cupboard under. Fitted carpet. Power points.

CLOAKROOM

White suite comprising of low flush WC. Wall mounted wash hand basin. Part tiled walls. Tiled flooring.

LOUNGE 19' 8" x 12' 1" (5.99m x 3.68m)

Two double glazed windows to front. Coved ceiling. Fireplace recess. Two radiators. Power points. Double doors to dining room. Double glazed patio door to:

CONSERVATORY 11' 5" x 9' 7" (3.48m x 2.92m)

Double glazed to three aspects with French doors to garden. Radiator. Tiled flooring. Power points.

DINING ROOM 11' 4" x 10' 2" (3.45m x 3.10m)

Double glazed window to rear. Coved ceiling. Radiator. Fitted carpet. Power points.



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STUDY 9' 6" x 6' 5" (2.89m x 1.95m)

Double glazed window to side. Coved ceiling. Radiator. Fitted carpet. Power points.

KITCHEN 13' 8" x 11' 5" (4.16m x 3.48m)

Double glazed windows to rear and side. Tiled flooring. Range of white high gloss base and eye level units with complimentary work surface. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated fridge. Tiled splashbacks. Breakfast bar. Power points. Radiator. Door to:

UTILITY ROOM 9' 11" x 4' 10" (3.02m x 1.47m)

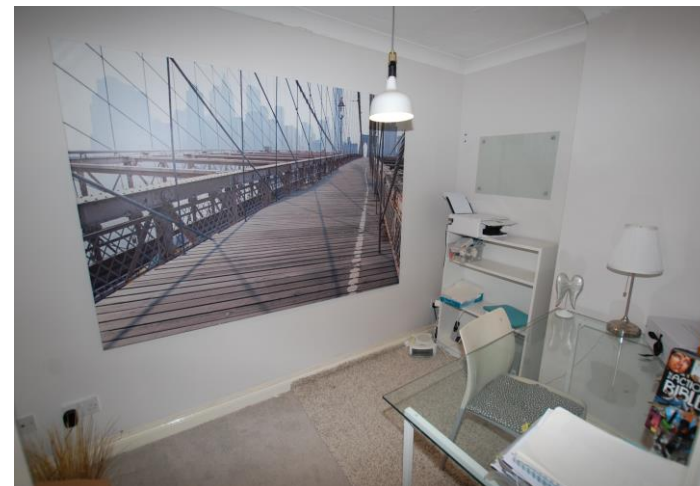
Double glazed window to side. Range of base and eye level units with complimentary work surface. Inset stainless steel sink unit. Tiled splashbacks. Boiler (Not tested). Tiled flooring. Radiator. Power points. Door to side and garage.

LANDING

Coved ceiling. Fitted carpet. Built in airing cupboard. Loft access.

BEDROOM ONE 12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed windows to rear and side. Coved ceiling. Range of built in double wardrobes with hanging and shelf space. Radiator. Fitted carpet. Power points.



EN SUITE

Obscure double glazed window. White suite comprising of low flush WC. Wall mounted wash hand basin. Double shower cubicle with mixer shower. Tiling to walls. Radiator. Vinyl flooring.

BEDROOM TWO 13' 9" x 11' 0" max (4.19m x 3.35m max)

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

BEDROOM THREE 11' 11" x 8' 7" (3.63m x 2.61m)

Double glazed window to rear. Coved ceiling. Fitted carpet. Radiator. Power points.

BEDROOM FOUR 9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to rear. Coved ceiling. Fitted carpet. Power points. Radiator.

BATHROOM

Obscure double glazed windows. White suite comprising of low flush WC. Wall mounted wash hand basin. "P" shaped bath with mixer shower over. Radiator. Vinyl flooring. Tiling to walls.

REAR GARDEN

Southerly facing rear garden with views of the lake. Immediate paved patio area leading to lawn with shrub borders. Gated side entrance. Two sheds. Variety of trees. Path. Steps to further paved and decked patio overlooking the lake.



FRONT GARDEN

Driveway providing parking for two/three vehicles. Shrub bed.

DOUBLE GARAGE

Double glazed windows. Twin up and over doors. Power and light. Loft access to storage. Vinyl flooring.

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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		