



Orsett £530,000





## **5 Mill View, Baker Street, Orsett, Essex, RM16 3NR**

AN OUTSTANDING FOUR BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN ORSETT VILLAGE WITH SUPERB KITCHEN/FAMILY ROOM WITH BI FOLD DOORS TO GARDEN AND VIEWS OF THE BAKER STREET MILL, EN SUITE AND DRESSING ROOM TO MASTER BEDROOM ALL FINISHED TO AN EXCELLENT STANDARD. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ KITCHEN/FAMILY ROOM
- ❖ LOUNGE
- ❖ MASTER BEDROOM WITH EN SUITE AND DRESSING ROOM
- ❖ FAMILY BATHROOM
- ❖ OFF ROAD PARKING
- ❖ CLOAKROOM
- ❖ UTILITY ROOM
- ❖ STUDY
- ❖ THREE FURTHER BEDROOMS
- ❖ REAR GARDEN WITH VIEWS OF BAKER STREET MILL
- ❖ IMMACULATE THROUGHOUT

## **CANOPIED ENTRANCE PORCH**

Oak door to:

## **ENTRANCE HALL**

Tiled flooring with underfloor heating.

## **CLOAKROOM**

Double glazed leadlight window to front. Concealed cistern WC. Wall mounted wash hand basin. Tiling to walls. Inset lighting to ceiling. Tiled flooring with underfloor heating.

## **KITCHEN/FAMILY ROOM** 33' 2" x 18' 7" > 7' 10" (10.10m x 5.66m > 2.39m)

Double glazed leadlight windows to rear. Tiled flooring with underfloor heating. Inset lighting to ceiling. Range of high gloss base and eye level units with Quartz work surfaces. Inset one and one half sink unit with mixer tap. Built in Neff fan and combination ovens. Plate warmer. Induction hob with extractor fan over. Integrated dishwasher. Recess for American style fridge/freezer. Breakfast bar. Power points. Double glazed leadlight door to side. Bi fold doors to garden.

## **UTILITY ROOM** 6' 1" x 5' 2" (1.85m x 1.57m)

Tiled flooring with underfloor heating. Recess and plumbing for washing machine. Boiler (Not tested). Power points.



**LOUNGE** 13' 4" x 10' 9" (4.06m x 3.27m)

Double glazed leadlight window to front. Underfloor heating. Fitted carpet. Power points.

**INNER HALL**

Double glazed leadlight window to front. Tiled floor with underfloor heating. Inset lighting to ceiling. Stairs to first floor with cupboard under.

**STUDY** 7' 4" x 5' 10" (2.23m x 1.78m)

Double glazed leadlight window to front. Inset lighting to ceiling. Tiled floor with underfloor heating. Power points.

**LANDING**

Inset lighting to ceiling. Fitted carpet. Power points. Access to loft being part boarded.

**MASTER BEDROOM** 13' 3" x 11' 4" (4.04m x 3.45m)

Double glazed leadlight window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Open to:



**DRESSING ROOM** 11' 3" x 6' 1" (3.43m x 1.85m)

Range of fitted hanging and shelf space. Dressing table. Concealed lighting. Tiled flooring. Inset lighting to ceiling. Power points. Door to:

**EN SUITE**

Double glazed leadlight window to rear. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with drawer space under. Double shower cubicle with mixer shower over. Tiling to walls.

**BEDROOM TWO** 12' 3" x 10' 0" (3.73m x 3.05m)

Double glazed leadlight window to front. Radiator. Inset lighting to ceiling. Laminated flooring. Power points. Range of fitted double wardrobes.

**BEDROOM THREE** 10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed leadlight window to rear. Radiator. Inset lighting to ceiling. Laminated flooring. Power points.

**BEDROOM FOUR** 10' 8" > 7' 1" x 7' 5" (3.25m > 2.16m x 2.26m)

Double glazed leadlight window to front. Radiator. Fitted carpet. Inset lighting to ceiling. Power points. Built in cupboard.





## **BATHROOM**

Double glazed leadlight window to rear. Heated towel rail. Inset lighting to ceiling. Tiled floor with underfloor heating. White suite comprising of panelled bath with mixer tap. Vanity wash hand basin with drawer space under. Concealed cistern WC. Walk in shower with mixer shower over. Tiling to walls.

## **REAR GARDEN**

West facing garden with immediate paved patio leading to lawn with fenced boundaries. Shed. Gated side entrance.

## **FRONT GARDEN**

Blocked paved driveway providing parking. Flower and shrub bed.



## **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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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 believed 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.

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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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