



Fobbing £785,000



**Bloomsbury, Patricia Drive, Fobbing, Essex, SS17 9HR**

AN OUTSTANDING DEVELOPMENT OF THREE DETACHED PROPERTIES SITUATED IN A SEMI RURAL LOCATION WITHIN THIS HISTORIC VILLAGE WHICH HAVE BEEN BUILT TO A SUPERIOR SPECIFICATION WITH TWO EN SUITE BEDROOMS AND SUPERB OPEN PLAN KITCHEN/FAMILY ROOM. EPC: A.

- ❖ NEW BUILD WITH 10 YEAR NHBC WARRANTY
- ❖ OPEN PLAN KITCHEN/FAMILY ROOM WITH MEDIA WALL
- ❖ GUEST BEDROOM WITH EN SUITE
- ❖ FARMLAND VIEWS
- ❖ 3.6 KW SOLAR PANEL SYSTEM
- ❖ UNDERFLOOR HEATING TO GROUND FLOOR
- ❖ MASTER BEDROOM WITH DRESSING AREA AND EN SUITE
- ❖ THIRD BEDROOM AND FAMILY BATHROOM
- ❖ EXCELLENT SPECIFICATION

## **ENTRANCE HALL**

Approached via Aluminium door with obscure double glazed window to side. Laminated flooring with underfloor heating. Stairs to first floor with cupboard under. Coved ceiling with inset lighting. Cupboard housing boiler and hot water tank (Not tested). Power points. Double doors to:

## **KITCHEN/FAMILY ROOM** 35' 5" x 19' 7" max (10.79m x 5.96m max)

Double glazed windows to front and side. Underfloor heating. Coving to ceiling with inset lighting. Laminate flooring. Power points. Media wall with feature fireplace. A range of base and eye level units with complimentary quartz work surfaces. Built in fan oven, microwave and hob with extractor fan over. Integrated fridge and freezer. Island with integrated dishwasher. Inset sink unit with mixer tap. Bi-fold doors to garden.

## **BATHROOM**

Obscure double glazed window. Underfloor heating. Inset lighting to ceiling. White suite comprising of panelled bath with mixer shower over. Concealed cistern W.C. Vanity wash hand basin with drawer under. Tiling to walls.

## **MASTER BEDROOM** 12' 10" x 11' 7" (3.91m x 3.53m)

Two double glazed windows to front. Underfloor heating. Coving to ceiling with inset lighting. Fitted carpet. Power points. Open to dressing area.

## **DRESSING AREA** 8' 7" x 7' 0" (2.61m x 2.13m)

Underfloor heating. Coving to ceiling with inset lighting. Fitted carpet. Power points. French doors to garden.



### **EN-SUITE**

Obscure double glazed window. Underfloor heating. Inset lighting to ceiling. Tiled flooring. White suite comprising of walk in shower with mixer shower over. Vanity wash hand basin with drawer under. Concealed cistern W.C. Vanity mirror.

### **LANDING**

Velux window. Fitted carpet. Power points. Eaves storage.

### **BEDROOM TWO** 17' 2" x 12' 6" (5.23m x 3.81m)

Velux windows to front and rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Eaves storage. Recess for fitted wardrobes.

### **EN-SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of concealed cistern W.C. Vanity wash hand basin with drawer under. Walk in shower with mixer over. Tiling to walls.

### **BEDROOM THREE** 13' 4" x 12' 7" (4.06m x 3.83m)

Two velux windows. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.



**REAR GARDEN**

Immediate Porcelain tiled patio leading to lawn. Fenced boundaries. Gated side entrance.

**FRONT GARDEN**

Lawn with slate beds. Path. Block paved driveway providing parking for four vehicles.

**PROPERTY DETAILS**

Tenure: Freehold. Thurrock Council Tax Band: F. EPC: A. Pictures are for guidance only as finishes will vary depending on which plot is purchased.



## 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.



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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 A. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A	98 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		