



Orsett £885,000



## 8 The Spinney, Orsett, Essex, RM16 3EJ

AN EXTREMELY IMPRESSIVE FOUR BEDROOM DETACHED HOUSE WHICH HAS UNDERGONE EXTENSIVE REFURBISHMENT AND EXTENSION TO PROVIDE OUTSTANDING FAMILY ACCOMMODATION WHICH NEEDS TO BE VIEWED TO BE APPRECIATED. EPC: C.

- ❖ ENTRANCE HALL
- ❖ UTILITY ROOM
- ❖ SUPERB KITCHEN/FAMILY ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE
- ❖ THREE FURTHER BEDROOMS
- ❖ FRONT GARDEN
- ❖ LOUNGE
- ❖ CLOAKROOM
- ❖ LANDING
- ❖ BATHROOM
- ❖ SUMMER HOUSE
- ❖ REAR GARDEN

### **ENTRANCE HALL**

Double glazed door leading to entrance hall. Radiator. Inset lighting to ceiling. Tiled flooring with border tile. Power points. Stairs to first floor with cupboard under. Two built in cloaks cupboards. Double doors to Kitchen/Family room.

### **LOUNGE** 15' 2" x 11' 0" (4.62m x 3.35m)

Double glazed window to front. Cast iron radiator. Fitted carpet. Power points. Panelling to one wall.

### **UTILITY ROOM** 11' 0" x 7' 4" (3.35m x 2.23m)

Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with quartz work surfaces. Inset 'Butler' sink with mixer tap. Recesses for Automatic washing machine and tumble dryer. Cupboard housing boiler (Not tested). Stable door to side.

### **CLOAKROOM**

Underfloor heating. Inset lighting. Tiled flooring. White suite comprising of high flush W.C. Victorian style wash hand basin. Half panelled walls.

### **KITCHEN/FAMILY ROOM** 32' 8" x 30' 10" (9.95m x 9.39m)

Double glazed feature window and bi-fold doors to rear. Underfloor heating. Inset lighting. Lantern roof. Tiled flooring. Power points. A range of base and eye level units with Quartz work surfaces. Recess for Range cooker with extractor over. Integrated fridge and freezer. Island with Quartz work surface. Inset 'Belfast' sink with mixer tap. Two intergrated dishwashers. Wine coolers. Media wall with electric fire and T.V recess. Pantry cupboard. Glazed roof to dining area.





## LANDING

Double glazed window to front and additional skylight. Cast iron radiator. Vaulted ceiling with inset lighting. Fitted carpet. Access to boarded loft with ladder and light.

## MASTER BEDROOM 20' 7" x 11' 3" (6.27m x 3.43m)

Double glazed window to rear. Cast iron radiator. Inset lighting to ceiling. Fitted carpet. Power points. Panelling to one wall. Walk in wardrobe with hanging and shelf space.

## EN-SUITE

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

## BEDROOM TWO 13' 0" x 11' 7" (3.96m x 3.53m)

Double glazed window to rear, Cast iron radiator. Vaulted ceiling. Fitted carpet. Power points. Panelling to one wall.

## BEDROOM THREE 12' 0" x 11' 0" (3.65m x 3.35m)

Double glazed window to front. Cast iron radiator. Fitted carpet. Power points. Panelling to one wall.



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### **BEDROOM FOUR** 12' 4" x 7' 0" (3.76m x 2.13m)

Double glazed window to front. Cast iron radiator. Fitted carpet. Power points.

### **BATHROOM**

Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of free standing bath with mixer tap. Vanity wash hand basin with drawer under. Corner shower with mixer shower over. Concealed lighting. Tiling to walls.

### **REAR GARDEN**

Immediate decked patio area stepping to lawn with Cedar fencing. Raised flower and shrub borders. Further decked patio area leading to Summerhouse.

### **SUMMERHOUSE** 17' 10" x 11' 10" (5.43m x 3.60m)

Loft storage area. Power and light. Bi-fold doors to front.

### **FRONT GARDEN**

Block paved (to be finished) providing parking for several vehicles.



## **PROPERTY DETAILS**

Tenure: Freehold. EPC: C. Thurrock council tax band: F.

## **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.



**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 energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		