



Grays £695,000



### 3 Welling Road, Orsett, Grays, Essex, RM16 3DF

AN OUTSTANDING FIVE BEDROOM DETACHED HOUSE SITUATED ON THE SOUGHT AFTER BEAUCHAMP GATE ORSETT DEVELOPMENT WHICH HAS BEEN EXTENDED TO PROVIDE SUPERB ACCOMMODATION TO INCLUDE KITCHEN/FAMILY ROOM, EN-SUITE AND WALK IN WARDROBE TO MASTER BEDROOM AND OFF STREET PARKING FOR SEVERAL VEHICLES. EPC: D.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ LANDING
- ❖ FOUR FURTHER BEDROOMS
- ❖ SHOWER ROOM
- ❖ OFF STREET PARKING FOR SEVERAL VEHICLES
- ❖ STUDIO WITH JACUZZI
- ❖ CLOAKROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ MASTER BEDROOM WITH EN-SUITE AND WALK IN WARDROBE
- ❖ BATHROOM
- ❖ GARAGE
- ❖ FOUR SECURE PARKING POSTS

### **ENTRANCE HALL**

Approached via double glazed security door. Radiator. Coving to ceiling. Tiled flooring. Spindled staircase to first floor with large cloaks cupboard under.

### **CLOAKROOM**

Obscure double glazed window. Radiator. Coving to ceiling. Tiled flooring. White suite comprising of low flush W.C. Vanity wash hand basin with cupboard under. Tiled splashback.

### **LOUNGE** 20' 3" x 11' 11" (6.17m x 3.63m)

Double glazed window to front. Radiator. Coved ceiling with inset lighting. Fitted carpet. Heat exchange unit. Double glazed French doors garden.

### **KITCHEN/FAMILY ROOM** 31' 3" x 11' 9" (9.52m x 3.58m)

Double glazed window to front. Lantern roof. Radiator. Coving to ceiling with inset lighting. Tiled flooring. Power points. Range of 'Shaker' design base and eye level units with granite work surfaces. Inset Butler style sink unit with mixer tap. Built in Fan and Combination ovens with warming drawer. Coffee machine. Island unit with granite work surface. Induction hob and griddle with concealed extractor fan. Integrated dishwasher and wine cooler. Bi-fold doors to garden.



### **UTILITY ROOM**

Double glazed window to rear. Inset lighting. Tiled flooring. Power points. A range of base units with complimentary work surfaces. Inset sink with mixer tap. Recesses for appliances. Cupboard housing boiler (not tested).

### **LANDING**

Double glazed window to rear. Coving to ceiling. Laminate flooring. Stairs to second floor landing.

### **MASTER BEDROOM** 12' 0" x 10' 10" (3.65m x 3.30m)

Double glazed window to front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Walk in wardrobe. Additional fitted wardrobes with hanging and drawer space. Heat exchange unit.

### **EN-SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Walk in shower with mixer shower over. Low flush W.C. Vanity wash hand basin with drawer under. Tiling to walls with vertical boarder tile.

### **BEDROOM TWO** 11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed windows to side and front. Radiator. Coving to ceiling with inset lighting. Fitted carpet. Power points. Heat exchange unit.



**BEDROOM THREE** 12' 1" x 9' 8" (3.68m x 2.94m)

Double glazed window to rear. Coving to ceiling with inset lighting. Fitted carpet. Power points. Heat exchange unit.

**BATHROOM**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of Low flush W.C. Vanity wash hand basin with drawer under. 'P' shaped bath with central mixer tap and shower over.

**SECOND FLOOR LANDING**

Feature double glazed window. Inset lighting to ceiling. Laminate flooring. Power points.

**BEDROOM FOUR** 13' 6" x 11' 0" max (4.11m x 3.35m max)

Double glazed window to rear. Inset lighting to ceiling. Laminate flooring. Power points. Built in low level wardrobes. Heat exchange unit.

**BEDROOM FIVE** 13' 6" x 11' 6" max (4.11m x 3.50m max)

Velux window. Radiator. Inset lighting to ceiling. Laminate flooring. Power points. Built in low level wardrobes. Heat exchange unit.

**SHOWER ROOM**

Velux window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of shower cubicle with mixer shower over. Concealed cistern W.C. Vanity wash hand basin with drawer under. Tiling to walls with vertical border tile.



### **REAR GARDEN**

Paved patio leading to lawn with raised flower and shrub borders. Gated side entrance. Outside tap and lighting. Personal door to garage. Summerhouse.

### **SUMMERHOUSE**

Gazed windows to front. Power and light. Covered patio area with hot tub. Attached storage shed.

### **OWN DRIVEWAY**

Approached via shared access. Mainly block paved providing secure parking with posts for four vehicles.

### **GARAGE**

Electric roller shutter door. Power and light. Ladder to loft space.

### **PROPERTY DETAILS**

Tenure: Freehold. Thurrock council tax band: F. E.P.C: D.



**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 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.

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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.



## Energy rating and score

This property's energy rating is D. 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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		