



Orsett Village £695,000



## 12 School Lane, Orsett Village, Essex, RM16 3JS

A VERY IMPRESSIVE FIVE BEDROOM DETACHED PROPERTY SITUATED IN AN ENVIABLE LOCATION WITHIN ORSETT VILLAGE WHICH HAS EN SUITES TO MASTER AND GUEST BEDROOMS, THREE RECEPTION ROOMS, EXCELLENT KITCHEN/FAMILY ROOM AND ATTACHED GARAGE. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ LOUNGE
- ❖ STUDY
- ❖ UTILITY ROOM
- ❖ THREE FURTHER BEDROOMS
- ❖ FRONT AND REAR GARDENS
- ❖ CLOAKROOM
- ❖ DINING ROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ EN-SUITES TO MASTER AND GUEST BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ GARAGE

## **CANOPIED ENTRANCE PORCH**

Double glazed door to:

## **ENTRANCE HALL**

Two double glazed windows to front. Radiator. Oak flooring. Power points. Stairs to first floor. Built in cloaks cupboard.

## **CLOAKROOM**

Obscure double glazed window. Radiator. Tiled flooring. White suite comprising of pedestal wash hand basin with tiled splashback. Low flush WC.

## **DINING ROOM** 11' 0" x 9' 0" (3.35m x 2.74m)

Double glazed window to front. Radiator. Fitted carpet. Power points.

## **STUDY** 10' 8" x 8' 5" (3.25m x 2.56m)

Double glazed window to front. Fitted carpet. Radiator. Power points.



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### **LOUNGE** 18' 2" x 12' 9" (5.53m x 3.88m)

Double glazed windows to rear with central French doors. Feature stone fireplace and hearth with fitted gas fire (Not tested). Two radiators. Fitted carpet. Power points. Double doors to:

### **KITCHEN/FAMILY ROOM** 20' 6" x 16' 0" > 11' 6" (6.24m x 4.87m > 3.50m)

Double glazed bay window with central French doors to garden. Further double glazed window to rear. Two radiators. Tiled flooring. Range of base and eye level units with granite work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven. Five ring gas hob with canopy over. Integrated dishwasher, fridge and freezer. Tiled splashbacks. Power points.

### **UTILITY ROOM** 6' 10" x 5' 6" (2.08m x 1.68m)

Double glazed door to side. Radiator. Tiled flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit. Recesses and plumbing for washing machine and tumble dryer.

### **LANDING**

Radiator. Fitted carpet. Power points. Built in cupboard with shelving.

### **MASTER BEDROOM** 13' 1" x 12' 4" (3.98m x 3.76m)

Double glazed windows to rear. Radiator. Fitted carpet. Power points. Two ranges of built in double wardrobes with hanging and shelf space.



### **EN SUITE**

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Pedestal wash hand basin. Double shower cubicle with mixer shower. Tiling to walls.

### **BEDROOM TWO** 13' 7" > 12' 3" x 10' 1" (4.14m > 3.73m x 3.07m)

Double glazed window to rear. Range of built in double and single wardrobes. Radiator. Fitted carpet. Power points.

### **EN-SUITE**

Obscure double glazed window. Tiled flooring. White suite comprising of double shower cubicle with mixer shower. Low flush WC. Pedestal wash hand basin. Tiling to walls. Inset lighting to ceiling. Radiator.

### **BEDROOM THREE** 13' 1" x 9' 5" (3.98m x 2.87m)

Double glazed window to front. Radiator. Fitted carpet. Power points. Built in double wardrobes.

### **BEDROOM FOUR** 11' 3" x 8' 7" (3.43m x 2.61m)

Double glazed window to front. Radiator. Fitted carpet. Power points.



**BEDROOM FIVE** 9' 6" x 7' 11" (2.89m x 2.41m)

Double glazed window to rear. Built in double and single wardrobes. Radiator. Fitted carpet. Power points. Access to loft space.

**BATHROOM**

Obscure double glazed window. Radiator. Inset lighting to ceiling. Tiled flooring. White suite comprising of tiled shower cubicle with mixer shower. Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low flush WC. Tiling to walls. Cupboard housing boiler (Not tested).

**REAR GARDEN**

Immediate block paved patio leading to lawn with raised flower and shrub borders. Path leading to raised decked patio to rear. Shed. Gated side entrance. Personal door to garage.

**FRONT GARDEN**

Mainly laid to lawn with hedge boundaries. Path. Own block paved driveway providing parking for three vehicles.

**ATTACHED GARAGE**

Up and over door. Power and light.



## 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. 6. We understand there is a residence association and a management fee payable to RMG. 7. The trees to the front may be subject to a tree preservation order.



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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.

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.



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