

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Dalys Road, Rochford, SS4 1RA £525,000

Horizon Estate Agents are pleased to offer for sale deceptively spacious 5 bedroom family home. Having the advantage five double bedrooms with two en-suite shower rooms as well as a modern family bathroom. The property further benefits from an 18'3 modern fitted high gloss kitchen with integrated appliances, a 27' 9" Lounge, a rear garden of approximately quarter of an acre, complete with Log cabin/Cinema room. Finished to a high standard and offering spacious accommodation throughout an early internal viewing is strongly advised.

### **Entrance**

Upvc entrance door to;

### **Hallway**

Wood flooring, three radiators, three built in storage cupboards, stairs leading to first floor, doors of to;

### **Ground floor cloakroom**

Comprising close coupled flush W.C, pedestal wash hand basin, laminate flooring, chrome heated towel rail, tiled walls, obscured double glazed window to side aspect.

### **Lounge**

27'9" x 12'1" (8.46 x 3.68)

Double glazed window to front aspect, two radiators, coving to smooth plaster ceiling, wood burner to remain, picture rail, Double glazed doors leading to;

### **2nd Reception room**

18'3" x 10'2" (5.56 x 3.10)

Double glazed doors to rear aspect leading to rear garden, radiator, power points.

### **Snug / Bedroom Four**

14'8" x 12'0" (4.47 x 3.66)

Double glazed window to front aspect, wood flooring, wood burner, picture rail, radiator, power points, smooth plaster ceiling.

### **Dining Room / Bedroom Five**

12'1" x 11'4" (3.68 x 3.45)

Double glazed window to side aspect, laminate flooring, radiator, power points, smooth plaster ceiling.

### **Kitchen/ Breakfast room**

18'3" x 12'5" (5.56 x 3.78)

Comprising a range of modern fitted high gloss eye and base level units with working surfaces over, integrated appliances including washing machine, dish washer built in double oven, four ring gas hob with extractor fan over. Space for American style fridge, inset one and a half bowl sink unit, central Island with cupboards and drawers under and work surfaces over, laminate flooring, power points, part tiled walls, radiator, smooth plaster ceiling, double glazed window to side aspect, Bi-folding doors to rear aspect leading to rear garden.

### **First floor landing**

Double glazed skylight window, radiator, power points, doors off to;

### **Bedroom One**

19'3" Max x 14'6" (5.87 Max x 4.42)

Double glazed window to rear aspect, radiator, power points, smooth plaster ceiling, door to;

### **En-suite**

Comprising built in shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled W.C, chrome heated towel rail, part tiled walls, double glazed skylight window.

### **Bedroom Two**

17'6" Max x 11'5" Max (5.33 Max x 3.48 Max)

Double glazed window to front aspect, double glazed skylight window, two radiators, built in eaves storage cupboard, power points, smooth plaster ceiling.

### **En-suite.**

Comprising close coupled W.C, pedestal wash hand basin, built in shower cubicle with fitted electric shower, chrome heated towel rail, smooth plaster ceiling, extractor fan.

### **Bedroom Three**

21'5" x 11'11" > 9'7" (6.53 x 3.63 > 2.92)

Double glazed window to rear aspect, double glazed skylight window, two radiators, built in eaves storage, television point, power points, smooth plaster ceiling.

### **Family bathroom**

8'9" x 6'3" (2.67 x 1.91)

Four piece suite comprising rolled top bath with ball and claw feet and central telephone style tap, walk in double shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled W.C, part tiled walls, smooth plaster ceiling.

### **Rear garden**

Approx 155'0" (Approx 47.24)

Being mainly laid to lawn with path to rear, timber shed and greenhouse, inset pond with fenced surround, side vehicular access. Access to;

### **Log cabin/Cinema room**

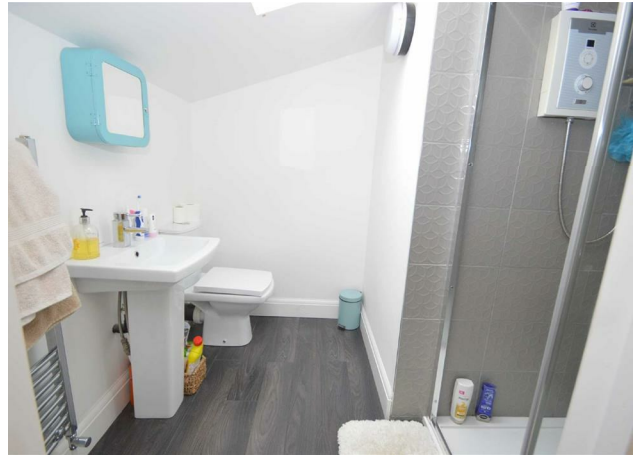
15'8" x 15'8" (4.78 x 4.78)

Windows to front aspect, power and lighting.

### **Front of property**

Large frontage providing parking for numerous vehicles or caravan/motor home, leading to a carport which provides vehicular access to the rear garden.



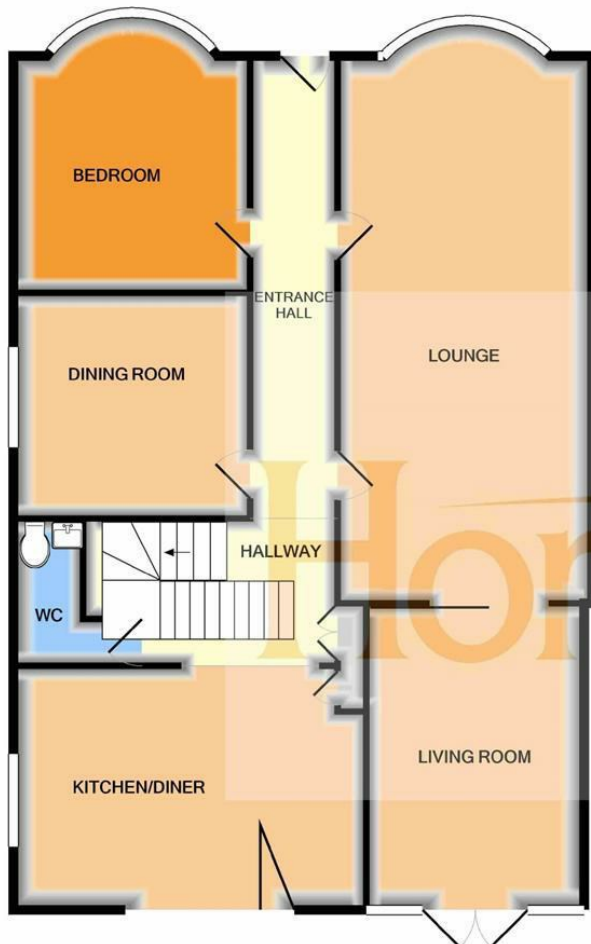


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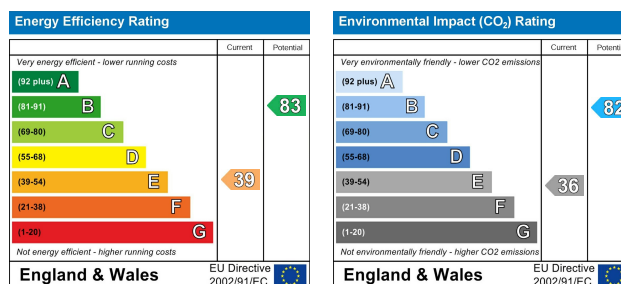


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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