

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Nutcombe Crescent, Rochford, SS4 1RT Offers In Excess Of £450,000

Horizon Estate Agents are delighted to bring to the market this spacious five bedroom semi-detached family home, ideally located on the highly sought-after Holt Farm Estate.

This well-presented property offers five generously sized bedrooms, two spacious reception rooms, a modern fitted kitchen, a ground-floor family bathroom, and a first-floor shower room. Externally, the home benefits from a low-maintenance rear garden and a paved driveway providing ample off-street parking for multiple vehicles.

Conveniently situated within easy walking distance of local schools, shops, and excellent transport links, this fantastic family home is perfectly positioned for everyday convenience. Internal viewing is essential.

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Hallway

Obscured UPVC double glazed entry door, radiator, wood effect flooring, smooth plastered ceiling.

Sitting Room

14'6 (into bay) x 10'10 (4.42m (into bay) x 3.30m)

UPVC double glazed bay window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Bedroom

12'9 x 9'10 (3.89m x 3.00m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath, vanity wash hand basin, low level W.C, heated towel rail, tiled walls, tiled flooring, smooth plastered ceiling.

Kitchen

13'7 x 7'5 (4.14m x 2.26m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, 7 ring gas Cookmaster cooker with extractor hood over, space for fridge freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, power points, tiled flooring, smooth plastered ceiling.

Lounge/Diner

19'2 x 12'2 (5.84m x 3.71m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear aspect, UPVC double glazed door to side aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Inner Lobby

Stairs to first floor, storage cupboard, radiator, wood effect flooring, smooth plastered ceiling.

First Floor Landing

Carpeted, smooth plastered ceiling.

Bedroom

10'2 x 10'2 (3.10m x 3.10m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

10'0 x 8'2 (3.05m x 2.49m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

8'8 x 6'2 (2.64m x 1.88m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

Rear Garden

Laid to lawn, patio seating area, side access to the front of the property.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

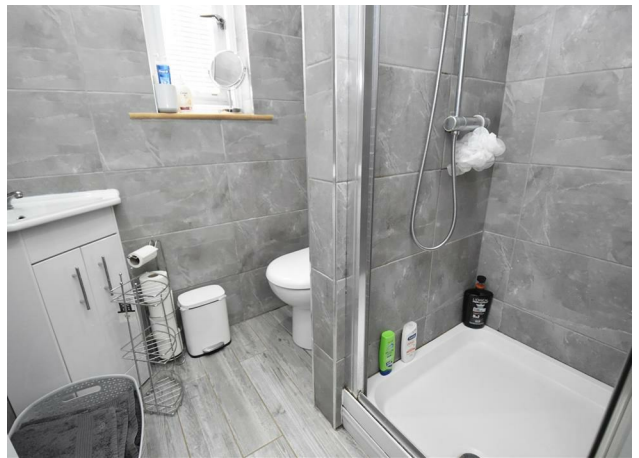
Council: Rochford District Council

Tax Band: C

Agents Note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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