

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Minton Heights, Rochford, SS4 3EQ

£595,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom family home, located in a sought after Ashingdon location. The property comprises of four bedrooms to the first floor, an en-suite to bedroom one, a 16'4 x 12'1 lounge, a modern fitted kitchen/Diner with integrated appliances, a ground floor W.C and a family bathroom. Further benefits include a garage, a large paved driveway providing ample off-street parking and a well proportioned rear garden with decking seating area. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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rightmove

onTheMarket.com

### Hallway

Upvc obscured double glazed entrance door, upvc obscured double glazed window to side aspect, coving to smooth plastered ceiling, radiator, power points, storage cupboard, hard wood flooring, stairs to first floor.

### W.C

Vanity unit wash hand basin, W,C, upvc obscured double glazed window to side aspect, coving to smooth plastered ceiling, radiator, tiled flooring.

### Lounge

16'4' x 12'1 (4.98m' x 3.68m)

Upvc double glazed French doors to side aspect, upvc double glazed window to front aspect, coving to smooth plastered ceiling, radiator, power points, hard wood flooring.

### Kitchen/Diner

19'11 x 10'4 (6.07m x 3.15m )

A range of eye and base level high gloss white units with quartz working surfaces over, inset sink with drainer unit, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated oven, integrated microwave, five ring gas hob with extractor fan over, Upvc double glazed stable door to rear aspect, Upvc double glazed window to rear aspect, Upvc double glazed French doors to side aspect, smooth plastered ceiling with spotlights, radiator, USB power points, tiled flooring.

### Landing

Coving to smooth plastered ceiling with loft access, storage cupboard, power points, carpeted, doors off to all rooms.

### Bedroom One

13'10' x 10'5 (4.22m' x 3.18m)

Upvc double glazed window to side aspect, coving to smooth plastered ceiling, radiator, power points, wood flooring, door too:

### En-Suite

Three piece suite comprising walk in shower with rainfall shower head, vanity unit wash hand basin, W,C, Upvc obscured double glazed window to rear aspect, part tiled walls, heated towel rail, tiled flooring.

### Bedroom Two

12'2' x 11'2 (3.71m' x 3.40m)

Upvc double glazed windows to front and side aspects, coving to smooth plastered ceiling,, radiator, power points, wood flooring.

### Bedroom Three

17'2 x 9'9 (5.23m x 2.97m)

Upvc double glazed window to front aspect, coving to textured ceiling with loft access. radiator, power points, wood flooring.

### Bathroom

Four piece suite comprising panelled bath with rainfall shower above, vanity unit wash hand basin, W,C, Upvc obscured double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, tiled flooring.

### Bedroom Four

10'1' x 9'4 (3.07m' x 2.84m)

Upvc double glazed window to front aspect, coving to textured ceiling, radiator, power points, wood flooring.

### Rear of property

Decked seating area, remainder laid to lawn, side access to the front of the property. further paved patio area.

### Garage

Up and over door, power and light.

### Front of Property

Paved driveway proving off-street parking for three vehicles.

### Additional Information

Tenure: Freehold

Council: Rochford District Council

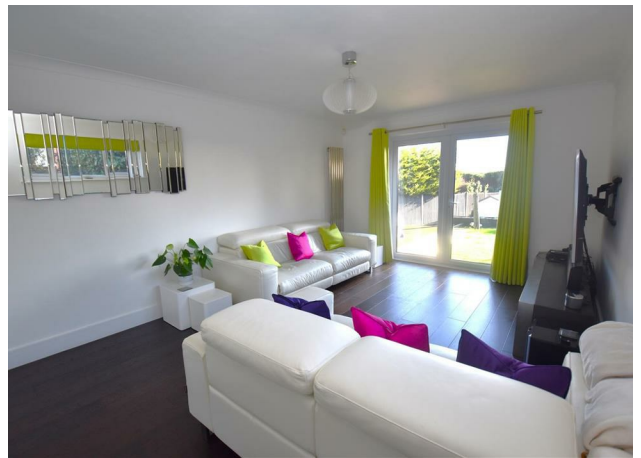
Tax Band: E

### 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.

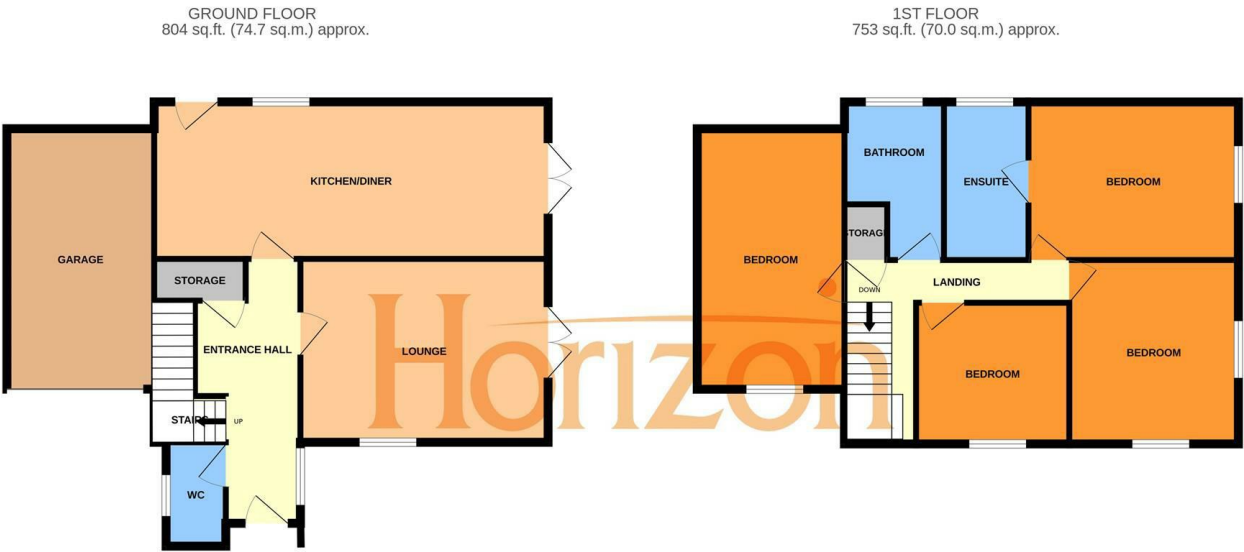
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.





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TOTAL FLOOR AREA: 1557 sq.ft. (144.7 sq.m.) approx.  
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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	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.