01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts







Nutcombe Crescent, Rochford, SS4 1RT
£440,000

NO ONWARD CHAIN - 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.

sales@horizonestates.co.uk
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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 baisn, 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.

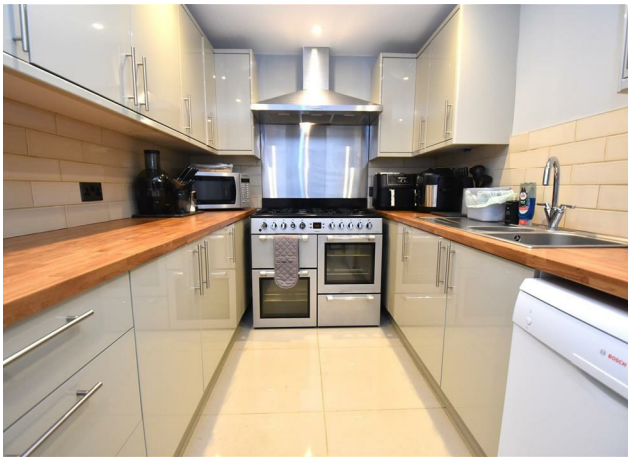
Shower Room
Three piece suite comprising of a shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to side aspect, tiled walls, tiled flooring, smooth plastered ceiling.

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.

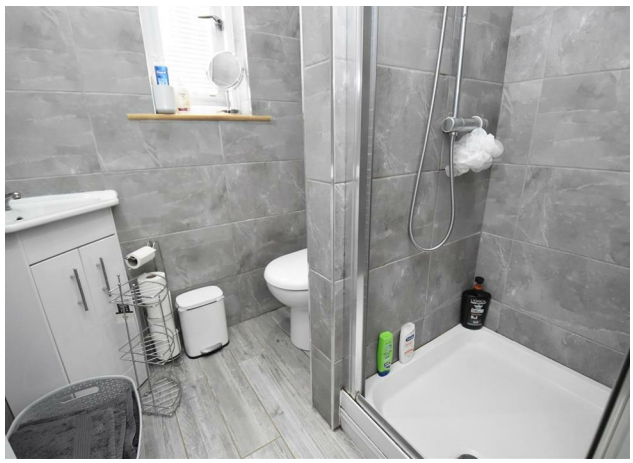
















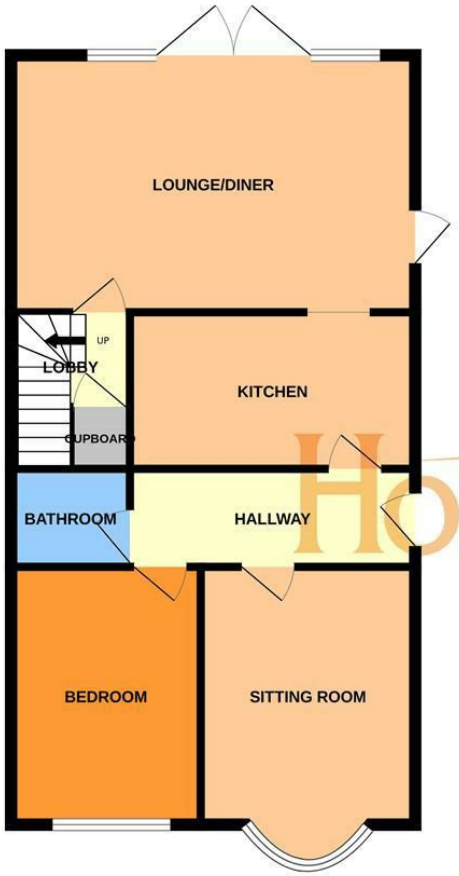
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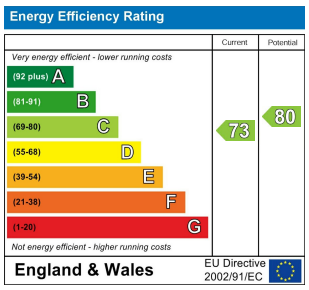
GROUND FLOOR

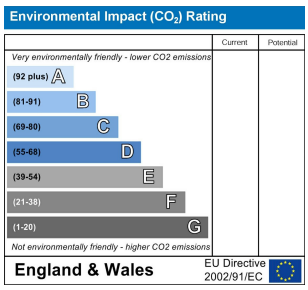


1ST FLOOR



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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