



Lingfield Drive | Rochford | SS4 1DZ

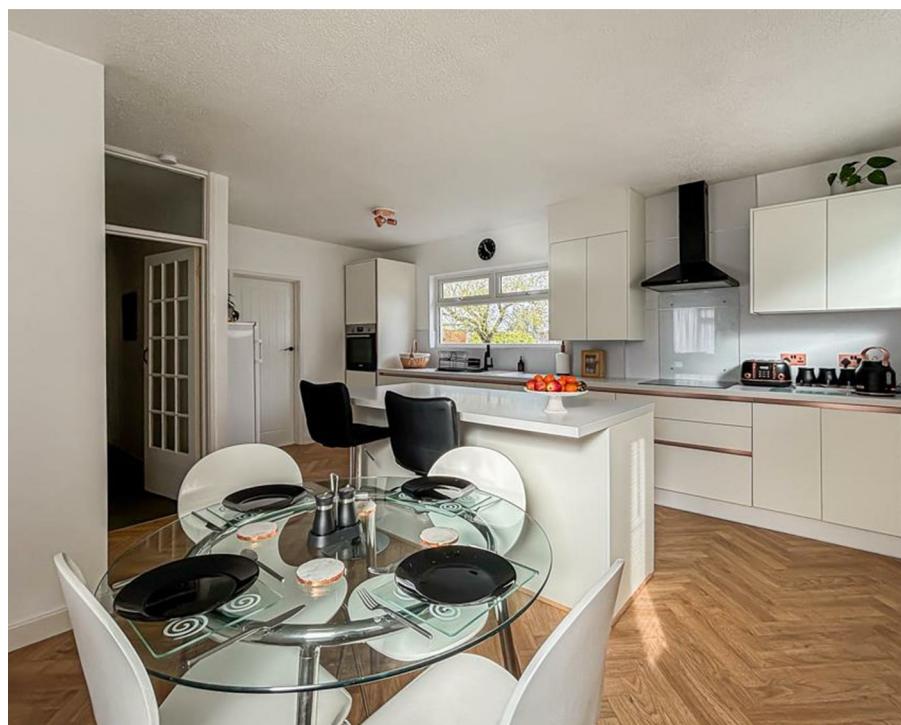
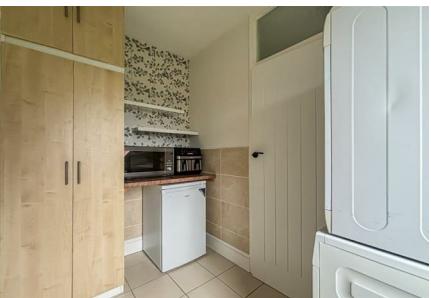
Guide Price £575,000

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Estate Agents

**Lingfield Drive |
Rochford | SS4 1DZ
Guide Price £575,000**

* £575,000 - £600,000 * Nestled in the charming area of Lingfield Drive, Rochford, on a large plot, this delightful detached chalet offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The chalet's design maximises natural light, creating a warm and inviting atmosphere throughout. Set in a peaceful neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. This home presents a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the benefits of a spacious and well-designed living space. Don't miss the chance to make this charming chalet your own.



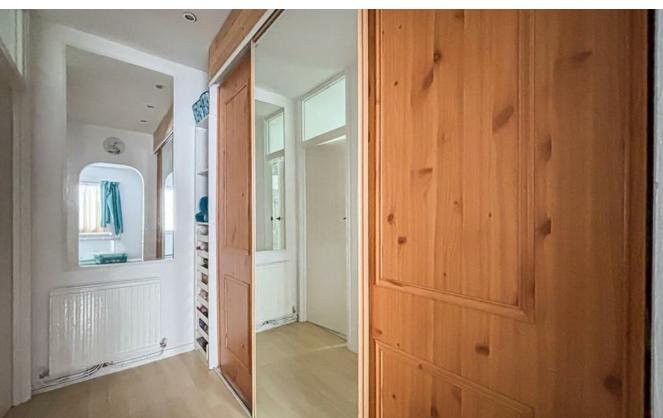
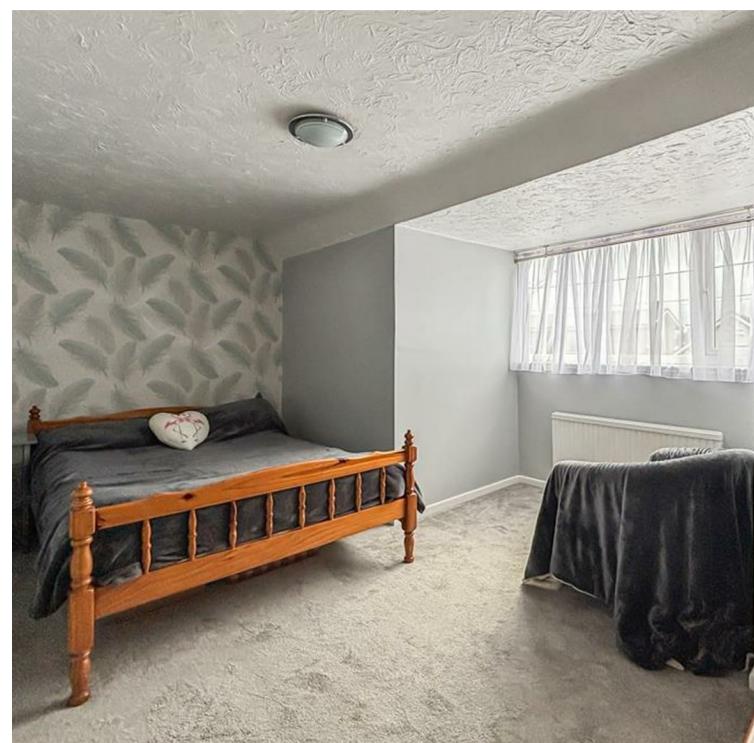


- Detached Chalet on Approx 0.2 Acre Plot
- Large Lounge with a Feature Fireplace
- Modern Dual Aspect Kitchen/Diner with a Breakfast Bar
- Separate Dining Room with French Doors
- Ground Floor Master with a Dressing Room and Ensuite
- Three Further Double Bedrooms
- Large Rear Garden Backing onto Open Fields
- In and Out Driveway with Parking For Up To Four Vehicles
- Utility Room and a Ground Floor WC
- Double Glazing and Gas Central Heating

This substantial detached chalet welcomes you with a porch and entrance hall featuring stairs to the first floor. The ground floor boasts a large lounge with a feature fireplace enclosing a log burner, which opens into a modern dual aspect kitchen/diner complete with an island/breakfast bar, creating a sociable heart of the home. A utility room leads off the kitchen with access to a WC as well as the rear garden, while a separate dining room with French doors opens directly onto the garden. The ground floor also hosts a spacious master bedroom to the front aspect, opening into a dressing room and continuing into a large ensuite shower room. Upstairs, the landing leads to a three well-proportioned bedrooms, a three piece bathroom which boasts a heated towel rail and additional storage. Externally, the property sits on an impressive plot with a large laid to lawn rear garden backing onto open fields, along with off-street parking for up to four vehicles via an in-and-out driveway. Further benefits include double glazing and gas central heating.

Located on Lingfield Drive in Rochford, the property is within catchment of Stambridge Primary Academy and Waterman Primary Academy. The home is close to convenient bus links, Rochford town centre for shops and eateries, and Rochford Train Station, providing excellent transport connections.

Four Bedroom Detached Chalet Porch



Entrance Hall

22'66 x 4'41 (6.71m x 1.22m)

Lounge

17'84 x 15'71 (5.18m x 4.57m)

Kitchen/Diner

15'00 x 17'41 (4.57m x 5.18m)

Utility room

5'89 x 9'36 (1.52m x 2.74m)

Dining Room

13'4 x 10'97 (4.06m x 3.05m)

Bedroom One

12'91 x 12'33 (3.66m x 27.74m x 3.66m)

Dressing room

9'22 x 4'91 (2.74m x 1.22m)

Ensuite

8'51 x 7'53 (2.44m x 2.13m)

Ground Floor WC

6'91 x 2'72 (1.83m x 0.61m)

Landing**Bedroom Two**

14'76 x 11'73 (4.27m x 3.35m)

Bedroom Three

10'57 x 10'32 (3.05m x 3.05m)

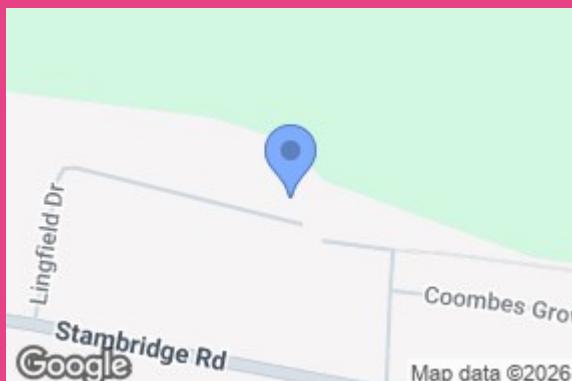
Bedroom Four

9'95 x 9'35 (2.74m x 2.74m)

Bathroom

6'78 x 5'75 (1.83m x 1.52m)

Garden**Off-Street Parking****Garage**



GROUND FLOOR
93.5 sq.m. (1006 sq.ft.) approx.

DINING ROOM
3.94m x 3.22m
12'11" x 10'7"

UTILITY ROOM
1.22m x 0.85m
4'0" x 2'9"

KITCHEN/DINER
4.56m x 4.16m
15'0" x 13'8"

BATHROOM
2.33m x 2.23m
7'8" x 7'4"

DRESSING ROOM
2.23m x 1.61m
7'4" x 5'3"

LOUNGE
5.28m x 3.83m
17'4" x 12'7"

MASTER BEDROOM
3.94m x 3.70m
12'11" x 12'2"

HALLWAY

BORCH

1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.

BATHROOM
2.58m x 1.73m
8'6" x 5'8"

BEDROOM
3.46m x 2.65m
11'4" x 8'8"

BEDROOM
3.46m x 2.77m
11'4" x 9'7"

BEDROOM
4.38m x 3.52m
14'4" x 11'6"

STORAGE

WARDROBE

LANDING

TOTAL FLOOR AREA : 136.0 sq.m. (1464 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate. The floorplan is provided for guidance 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 (A plus)	A	73
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	52
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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