



Wedgwood Way | | Rochford | SS4 3AS

Offers Over £450,000

bear
Estate Agents

**Wedgwood Way |
Rochford | SS4 3AS
Offers Over £450,000**

Beautifully presented three-bedroom detached home boasting a generous South-facing garden, modern interiors, and a sought-after Rochford location close to schools, amenities, and transport links.

- Detached Family Home
- Convenient Ground Floor WC
- Stylish Shower Room
- Off-Street Parking and a Garage with Power
- Double Glazing and Gas Central Heating
- Open Plan Lounge/Diner
- Three Double Bedrooms
- Beautiful South Facing Garden with a Patio
- Convenient Side Access
- Close to Travel Links and Schools

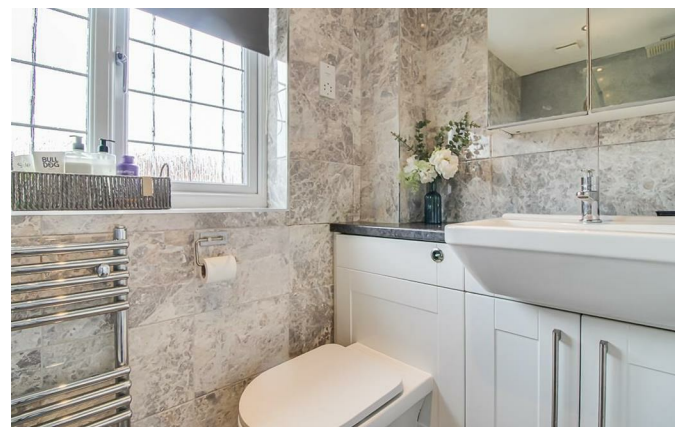




This attractive detached house offers spacious accommodation throughout, making it an ideal purchase for families. The property opens with a welcoming entrance hall, complete with built-in storage and access to a convenient ground floor WC. French doors lead into a large open plan lounge/diner, creating a wonderful space for entertaining and everyday living. The room enjoys a feature fireplace and patio doors opening onto the rear garden, allowing for plenty of natural light. The modern fitted kitchen is well-appointed and benefits from a courtesy side door, providing easy access to the exterior. To the first floor, the landing offers additional storage and leads to two generous double bedrooms, a single bedroom, and a contemporary three-piece shower room. Externally, the property boasts a spacious South-facing rear garden, predominantly laid to lawn and complemented by a patio seating area, perfect for outdoor dining and relaxation. Side access leads to the garage, which benefits from a courtesy door into the garden, whilst off-street parking for one vehicle is situated to the front. Further advantages include double glazing and gas central heating.

Situated on Wedgwood Way in Rochford, the property falls within the catchment areas for Holt Farm Infant and Junior Schools, Stambridge Primary Academy, and Waterman Primary Academy. Local parks, amenities, bus links, and Rochford Train Station are all within easy reach, making this an excellent location for families and commuters alike.

Three Bedroom Detached House



Entrance Hall

17'0 x 6'4 (5.18m x 1.93m)

Lounge/Diner

24'1 x 11'6>10'1 (7.34m x 3.51m>3.07m)

Kitchen

10'9 x 7'8 (3.28m x 2.34m)

WC

Landing

10'7 x 7'9 (3.23m x 2.36m)

Bedroom One

12'1 x 10'3 (3.68m x 3.12m)

Bedroom Two

11'9 x 9'9 (3.58m x 2.97m)

Bedroom Three

8'7 x 7'10 (2.62m x 2.39m)

Three Piece Shower Room

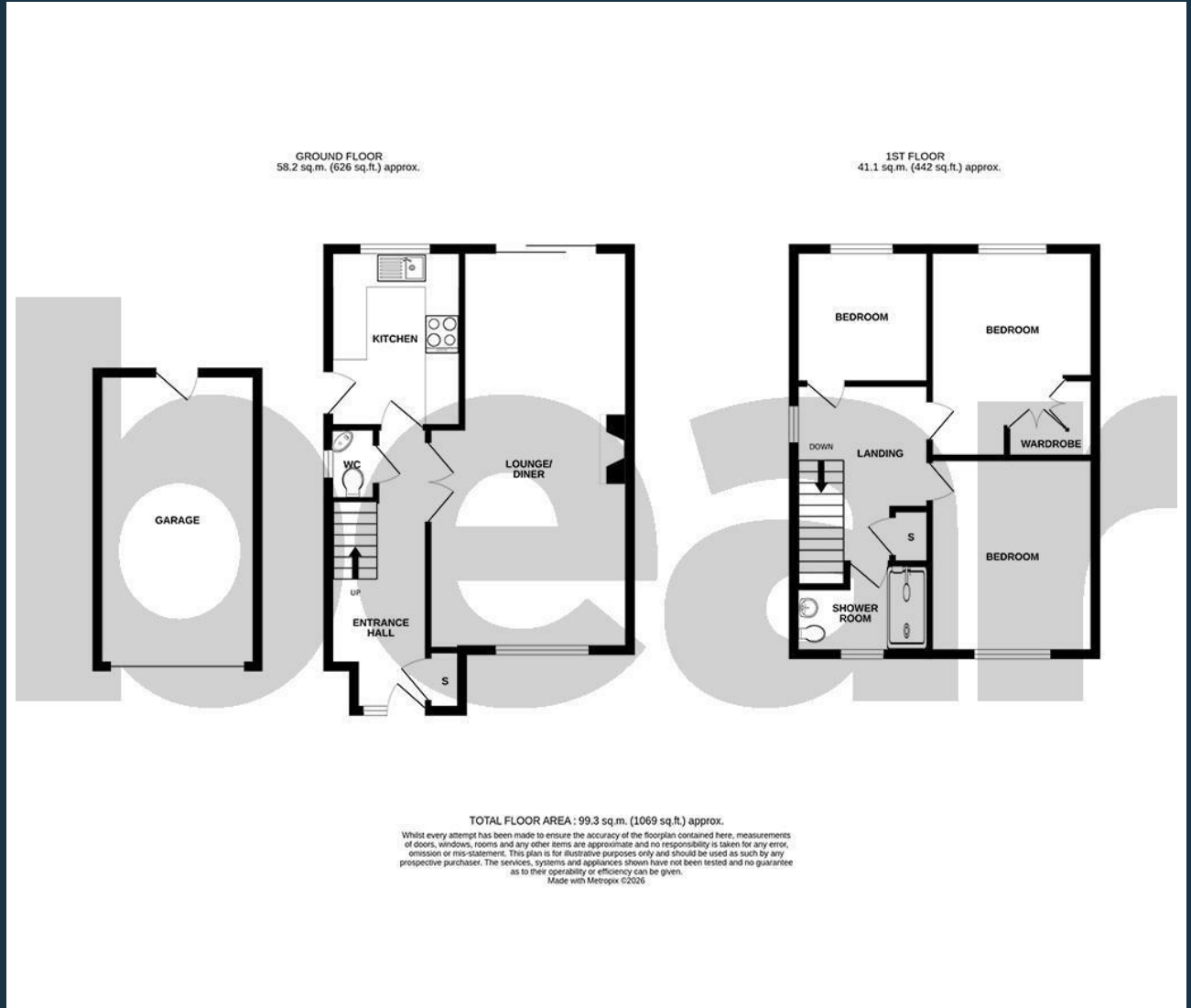
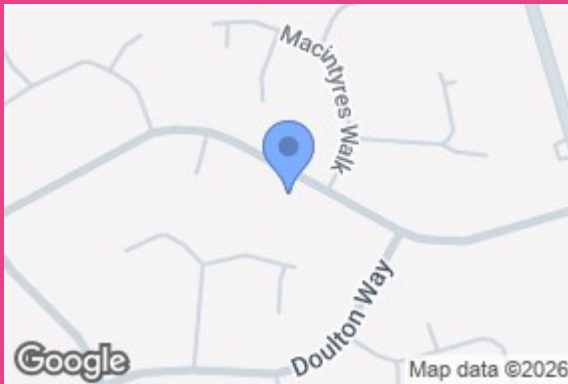
8'3 x 5'5 (2.51m x 1.65m)

South Facing Garden

Off-Street Parking

Garage





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	

Current rating: 65 (D)
Potential rating: 84 (B)

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