



Bear Estate Agents are delighted to present this beautifully modernised semi-detached family home, ideally situated in Rayleigh and within easy reach of local amenities, schools, and transport links.

This attractive property offers spacious accommodation throughout, featuring three generous double bedrooms, all comfortably accommodating double beds. The principal bedroom benefits from fitted storage and a contemporary ensuite shower room, while a family bathroom serves the remaining bedrooms. To the ground floor, the home boasts a modern open-plan kitchen/diner, perfect for family living and entertaining, with direct access to a bright conservatory. There is also a separate lounge, a convenient downstairs WC, and internal access to the garage via the conservatory.

Externally, the property benefits from off-street parking, a garage, and a spacious rear garden providing excellent outdoor space for families and entertaining. Combining modern living with a highly convenient location, this superb home presents an excellent opportunity for buyers seeking well-proportioned accommodation in the heart of Rayleigh.

- Semi detached house
- Downstairs WC
- Conservatory
- Ensuite to bedroom one
- Spacious rear garden
- Off street parking
- Garage
- Modern kitchen
- All double bedrooms
- Close to local amenities

## Swallow Close

Rayleigh

**£450,000**



# Swallow Close



## Hallway

Composite door with obscured window to front. Spotlights, wall mounted radiator and wooden flooring throughout.

## Downstairs WC

Ceiling mounted light fitting, obscured window to front, wash hand basin, low-level WC, wall mounted radiator and tiled flooring.

## Lounge

13'1 x 12'6

Ceiling mounted light fitting, two wall mounted radiators, double window to front, decorative fireplace surround and wooden flooring throughout.

## Kitchen/dining area

16'4 x 8'11

Ceiling mounted light fitting and spotlights to kitchen area, window to rear, wall mounted radiator, under stairs cupboard and wooden flooring throughout. Range of wall and floor mounted units including integrated stainless steel sink and dryer, integrated oven with gas hob and extractor fan overhead, integrated fridge, integrated washing machine and integrated dishwasher.

## Conservatory

10'4 x 14'6

Wall mounted light fitting, windows surrounded with French doors leading to rear garden, access to garage and wooden flooring throughout.

## Landing

Spotlights, storage cupboard, loft hatch and carpeted throughout. Access to all bedrooms and family bathroom.

## Bedroom One

9'9 x 13'5

Spotlights, double window to front, wall mounted radiator, fitted wardrobes with floating shelves and carpeted throughout. Access to ensuite.

## Ensuite

Spotlight, obscured window to front, wall mounted radiator, storage cupboard, shower unit, wash hand basin with integrated storage, low-level WC and vinyl flooring.

## Bedroom Two

12'8 x 8'11

Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

## Bedroom Three

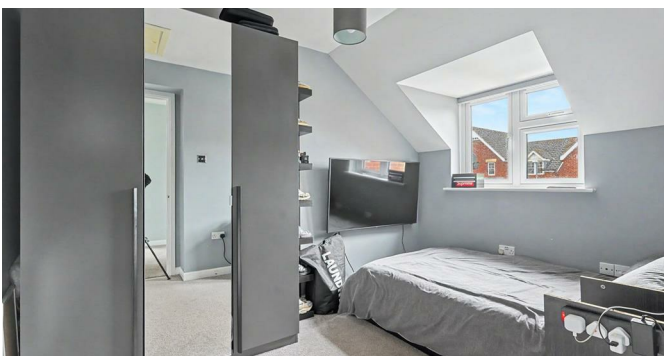
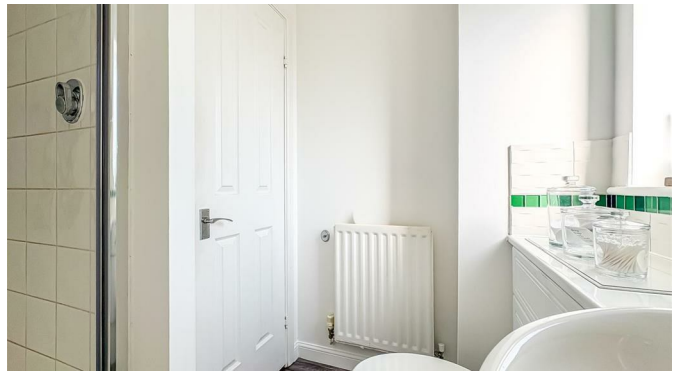
## Bathroom

5'2 x 8'2

Spotlights, obscured window to rear, heated towel rail, walk-in shower unit, wash hand basin with storage, low-level WC and vinyl flooring.

## Rear Garden

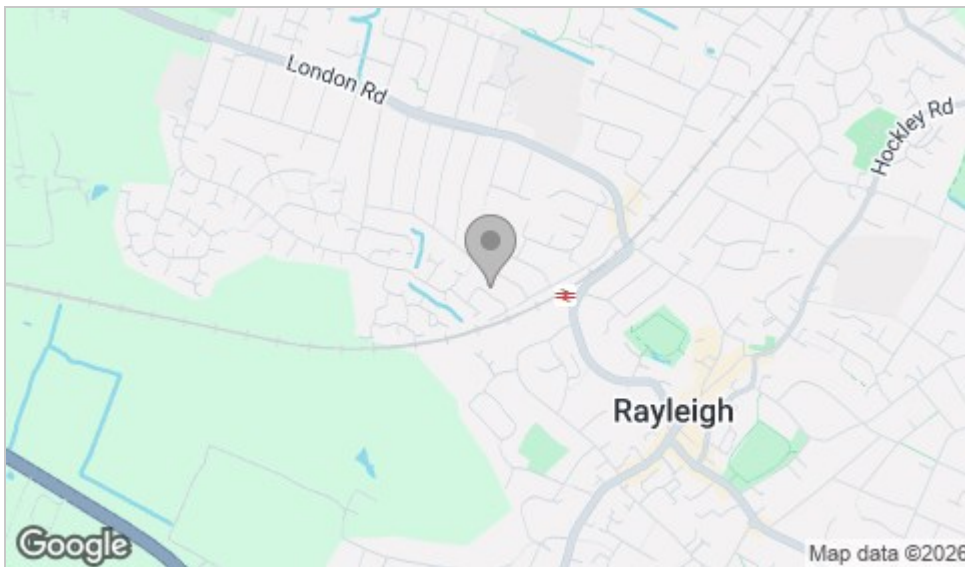
Accessed via side gate and French doors and conservatory. Patio area then leads onto path to side to additional patio area. Remainder laid to lawn.



# Floor Plan



# Area Map



# Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

