



Anchor Reach | South Woodham Ferrers | Chelmsford | CM3 5GS

Guide Price £550,000

bear
Estate Agents

Guide Price- £550,000- £575,000

Nestled in the charming area of Anchor Reach, South Woodham Ferrers, this splendid detached house offers a perfect blend of comfort and style. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The layout includes three inviting reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The two well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze. The house is designed to cater to modern living, with an emphasis on both functionality and aesthetic appeal.

Situated in a desirable location, this home benefits from the tranquillity of suburban life while remaining within easy reach of vibrant amenities. Whether you are looking to enjoy peaceful walks in nearby parks or the convenience of local shops and schools, this property truly offers the best of both worlds.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its spacious interiors and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Do not miss the chance to make this wonderful house your new home.

- Four Bedroom Detached House
- Three reception rooms
- Off street parking
- Ensuite to master
- Modern decoration
- Close to amenities

Frontage

Block paved driveway providing off street parking for up to three vehicles, EV charger, small lawn with established shrub border, feature fence and raised planter, double external power socket and tap.

Hallway

13'03" x 6'10" (4.04m x 2.08m)
Smooth ceiling with coving to ceiling edge, obscured uPVC double glazed window to side aspect, wall mounted radiator with cover, staircase leading to the first floor accommodation, LVT flooring, doors to all downstairs rooms.

WC

5'3" x 2'7" (1.60m x 0.79m)
Smooth ceiling with inset spotlights, wall mounted radiator, tiled walls, LVT flooring and comprises of a low level WC, vanity unit with inset wash hand basin, mixer tap and storage.





Lounge

16'4" x 11'5" (4.98m x 3.48m)

Smooth ceiling with coving to ceiling edge, uPVC double glazed window with fitted shutters to front and side aspects, wall mounted radiator and this is open into:

Dining Room

9'8" x 8'10" (2.95m x 2.69m)

Smooth ceiling with coving to ceiling edge, LVT flooring, radiator, uPVC double glazed door into:

Conservatory

10'6" x 10'4" (3.20m x 3.15m)

uPVC double glazed windows to rear and side aspects, uPVC double glazed door leading to the garden, LVT flooring, radiator, polycarbonate roof.

Kitchen

9'4" x 9'3" (2.84m x 2.82m)

Smooth ceiling with inset spotlights and coving, uPVC double glazed window to rear aspect, LVT flooring. Fitted with a range of eye and base level units and drawers with square edge oak wood work surfaces, tiled walls, inset sink with mixer tap. Integrated dishwasher, Rangemaster cooker with chrome extractor over to remain, sliding door to:

Utility

6'7" x 5'7" (2.01m x 1.70m)

Smooth ceiling with inset spotlights, obscured uPVC double glazed door leading to the garden, LVT flooring, radiator, Wall mounted units, space for domestic appliances.

Office

14'1" x 7'7" (4.29m x 2.31m)

Smooth ceiling with inset spotlights, uPVC double glazed bay window with fitted shutters to front aspect, LVT flooring, radiator.

Landing

13'10" x 2'11" (4.22m x 0.89m)

Smooth ceiling with coving to ceiling edge, built-in storage cupboard, doors to all bedrooms and main bathroom

Master Bedroom

16'2" (reducing to) 9'10" x 14'10" (max.) (4.93m (reducing to) 3.00m x 4.52m (max.))

Smooth ceiling with inset spotlights and coving to ceiling edge, uPVC double glazed window with fitted shutters to front aspect, radiator, a range of fitted Sharps wardrobes and dressing table, door to:



Ensuite

5'9" x 4'9" (1.75m x 1.45m)
Smooth ceiling with inset spotlights, obscured uPVC double glazed window to side aspect, extractor fan, chrome heated towel rail, tiled walls, tiled floor, de-misting LED mirror cabinet. Suite comprising: tiled walk-in double shower with glass screen, low level dual flush WC with concealed cistern, vanity unit with counter top wash hand basin, mixer tap and cupboard under.

Bedroom Two

10'2" x 9'7" (3.10m x 2.92m)
Coving to ceiling edge, uPVC double glazed window with fitted shutters to rear aspect, radiator.

Bedroom Three

9'9" x 7'10" (2.97m x 2.39m)
Coving to ceiling edge, uPVC double glazed window with fitted shutters to front aspect, radiator.

Bedroom Four

7'10" x 7'1" (2.39m x 2.16m)
Inset spotlights and coving to ceiling edge, uPVC double glazed window with fitted shutters to rear aspect, loft access, built-in wardrobes with sliding mirrored doors, radiator.

Bathroom

6'9" x 6'9" (2.06m x 2.06m)
Smooth ceiling with inset spotlights, obscured uPVC double glazed window to rear aspect, chrome heated towel rail, partially tiled walls, tiled floor with under floor heating, de-misting LED mirror. White suite comprising: panelled bath with mixer tap shower attachment and rain water effect shower head over, low level dual flush WC with concealed cistern, granite work surface with circular feature wash hand basin and mixer tap.

Garden

Commencing with a decked patio dining area, leading to a small lawn with flower and shrub borders, external tap, raised flower and shrub borders, decked patio to rear aspect with BBQ area, gas installation, Shed with power and lighting to remain.

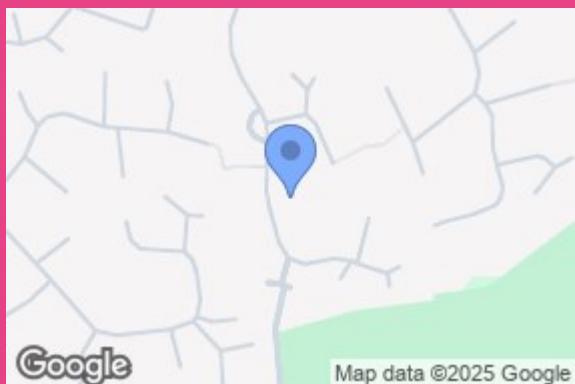
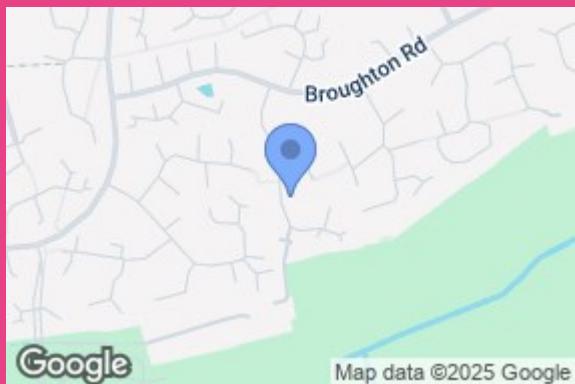
Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - E





GROUND FLOOR

CONSERVATORY
DINING ROOM
LOUNGE
KITCHEN
UTILITY ROOM
OFFICE
WC
ENTRANCE HALL
UP

1ST FLOOR

BEDROOM
BATHROOM
BEDROOM
LANDING
MASTER BEDROOM
ENSUITE
BEDROOM
LANDING STORAGE
DOWN

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 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 (A2 plus)	A	85
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E31-54)	E	73
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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