

Lower Lambricks | | Rayleigh | SS6 8DA

Guide Price £600,000 - £625,000

bear Estate Agents

* GUIDE PRICE £600,000 - £625,000 * WALK TO RAYLEIGH STATION * LARGE DRIVEWAY WITH AN IMPRESSIVE FRONTAGE * DOWNSTAIRS WC AND SEPARATE UTILITY * EN-SUITE & FAMILY BATHROOM * Bear Estate Agents are pleased to welcome to the market this beautiful, modern detached home in Rayleigh. Offering spacious accommodation throughout, the property features a generous living area and four well-proportioned bedrooms, with an en-suite bathroom to bedroom one. The kitchen-diner also benefits from a separate utility area and a convenient downstairs WC.

Outside, the property has ample off-street parking and side access to the beautiful rear garden. It is ideally located close to local amenities and only a walk from Rayleigh Station for commuters, and falls within the catchment area for well-regarded primary and secondary schools. A lovely, spacious modern home in a convenient location.

Combining generous living space, modern comfort and a convenient Rayleigh location, this stunning home offers an ideal setting for family life. Early viewing is highly recommended to appreciate all that it has to offer!

- Beautiful detached house
- Walk to Rayleigh Station
- En-suite to bedroom one
- Garage
- Side access
- Fully modernised throughout
- Downstairs WC and utility room
- Off-street parking for multiple vehicles
- Spacious bedrooms
- Close to local amenities

Parking/Frontage

Ample parking on a block paved driveway, access to the garage and side access to garden.

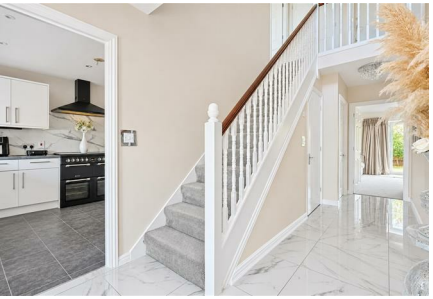
Hallway

Composite door with obscured window centre and additional windows to front. Two ceiling mounted light fittings and tiled throughout. Access to utility room, living room, downstairs WC and two doors providing access to kitchen/diner

















Living Room
17'8 x 14'5 (5.38m x 4.39m)
Two ceiling mounted light fittings, French doors to rear garden, window to side, wall mounted radiator, recessed media cupboard and carpeted throughout.

Kitchen/Diner
13'6 x 25'1 (4.11m x 7.65m)
Spotlights with hanging light fitting to dining area, double window to front, French doors to rear, wall-mounted radiator, tiled walls and tiled flooring. Range of wall and floor mounted units including integrated sink unit, integrated dishwasher, range style cooker with extractor fan overhead and space for American style fridge/freezer.

Utility Room
8'10 x 8'2 (2.69m x 2.49m)
Spotlights, extractor fan, wall-mounted radiator, wall and floor mounted units and integrated sink with space for washing machine and tumble dryer. Tile flooring throughout.

Landing
Gallery Landing with feature hanging light fitting, loft hatch, into front and carpeted. Access to all bedrooms, bathroom and fitted storage cupboard.

Bedroom One
9'9 x 14'9 (2.97m x 4.50m)
Ceiling mounted light fitting, wall mounted radiator, double window to front, and carpeted throughout. Access to ensuite

Ensuite
Spotlights, obscured window to rear, heated towel rail, shower unit, wash hand basin, low level WC, parts tiled walls and tiled flooring


HOME
SWEET
HOME


Princess







Bedroom Two
10'1 x 13'10 (3.07m x 4.22m)
Ceiling mounted light fitting, window to rear, wall mounted radiator and carpeted throughout.

Bedroom Three
9'8 x 13'4 (2.95m x 4.06m)
Ceiling mounted light fitting, window to front, wall mounted radiator and carpeted throughout

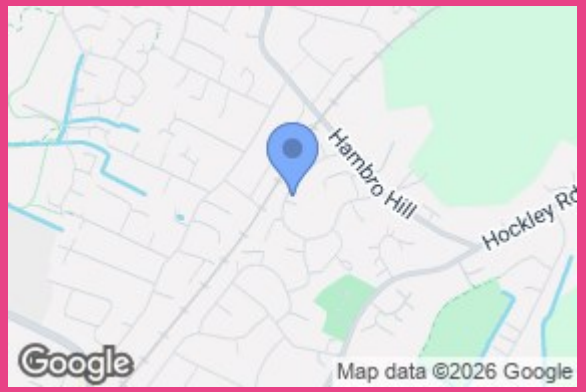
Bedroom Four
7'0 x 16'3 (2.13m x 4.95m)
Ceiling mounted light fitting, window to rear, wall mounted radiator and carpeted throughout.

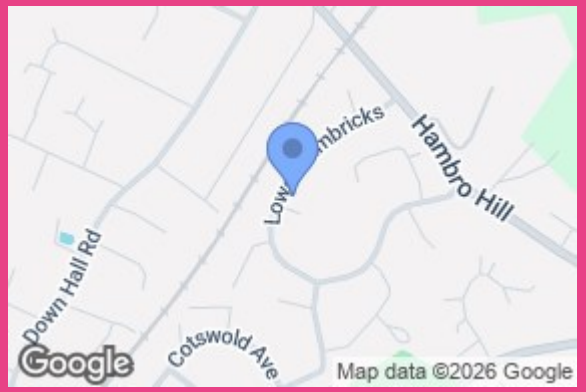
Bathroom
Spotlights, extractor fan, obscured window to side, heated towel rail, bath with shower attachment overhead, wash hand basin, low-level WC, part tiled walls and tiled flooring.

Rear Garden
Access via kitchen/diner and living room with additional access either side via side gates. Paved patio area further leads to lawn area at rear. Plant borders either side with mature trees.





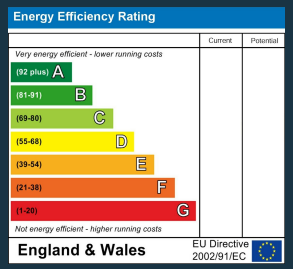








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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