



* OUTBUILDING WITH POWER AND LIGHTING * PARKING * BEAUTIFUL REAR EXTENSION * DOWNSTAIRS WC * * FULLY MODERNISED THROUGHOUT * GREAT SCHOOLS NEARBY * Bear Estate Agents are pleased to bring to the market this exceptional four-bedroom detached family home, which has been fully modernised throughout and finished to a high standard.

The ground floor offers a spacious living room and a stunning newly fitted rear extension, creating a bright and open kitchen/dining space with a contemporary fitted kitchen, perfect for everyday family life and entertaining. There is also the added convenience of a downstairs WC. Upstairs, you'll find four well-proportioned bedrooms and a stylish modern family bathroom, with the high-quality finish continuing throughout the entire property.

Outside, the beautifully maintained rear garden provides a fantastic space to enjoy, while the detached outbuilding, complete with power and lighting, offers excellent flexibility as a home office, gym or hobby room. To the front, there is off-street parking. Ideally located close to Rochford's local amenities, well-regarded schools and transport links.

- Detached house
- Beautiful rear extension
- Downstairs WC
- Off street parking
- Spacious lounge
- Four spacious bedrooms
- Modern kitchen
- Outbuilding with power and lighting
- Close to local amenities

Wedgwood Way

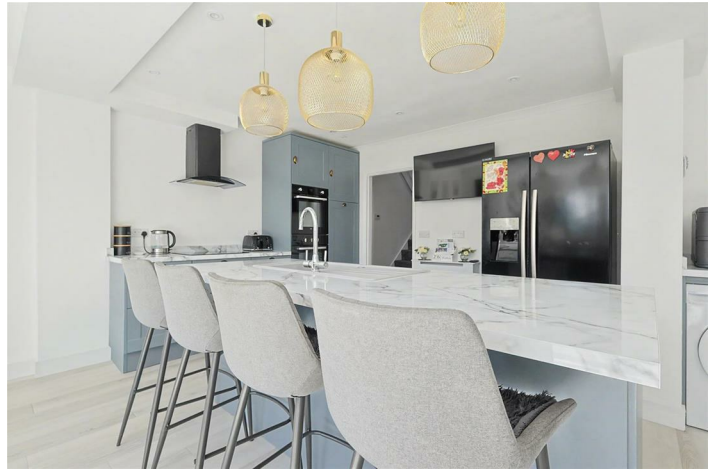
Rochford

£500,000

Offers Over



Wedgwood Way



Hallway

Composite door with obscured window to front. Two ceiling mounted light fittings, two wall mounted radiators, under the stairs storage cupboard, additional storage cupboard and wouldn't affect flooring throughout. Access to downstairs WC.

Kitchen/Diner

21'5 x 17'3

Spotlights with feature hanging lighting to kitchen island, two wall mounted radiators, window to front and bifold doors to rear garden. Range of wall and floor mounted units including composite sink and dry unit, integrated double oven with separate induction hob and extractor fan overhead, kitchen island with cupboard storage and wooden effect flooring throughout.

Lounge

21'1 x 14'0

Two ceiling mounted light fittings, two wall mounted radiators, double window to front, sliding doors to rear garden, integrated storage cupboard and wooden effect flooring throughout.

Downstairs WC

Ceiling mounted light fitting, obscured window to side, wall mounted radiator, wash hand basin with fitted storage, low level WC, part tiled walls and wooden effect flooring throughout.

Landing

Ceiling mounted light fitting, window to front, wall mounted radiator, loft hatch and wooden effect flooring throughout. Access to all bedrooms and family bathroom.

Bedroom One

12'3 x 10'9

Ceiling mounted light fitting, double window to rear, wall mounted radiator, fitted wardrobes to one wall and wooden effect flooring throughout

Bedroom Two

11'1 x 10'1

Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes to one wall and wooden effect flooring throughout

Bedroom Three

8'8 x 10'0

Ceiling mounted light fitting, window to front, wall mounted radiator, fitted wardrobes to one wall and wooden effect flooring throughout

Bedroom Four

6'2 x 10'9

Ceiling mounted light fitting, wall mounted radiator, window to rear and wooden effect flooring throughout

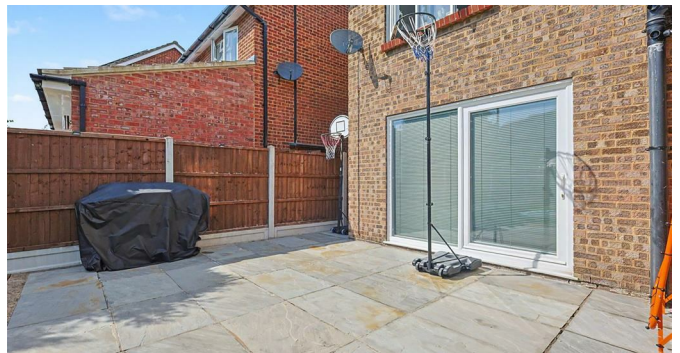
Outbuilding

9'1 x 13'0

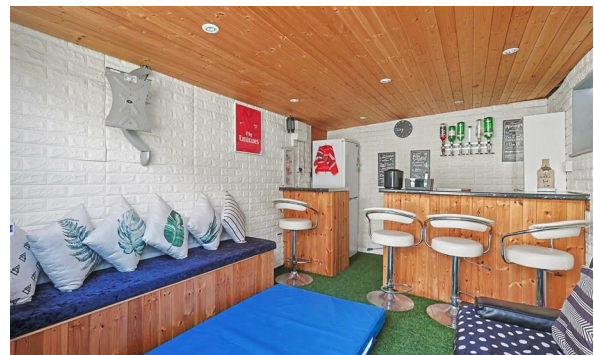
Spotlights, wooden Bass with Astroturf carpet and bar area. Fitted with lighting and power throughout.

Rear Garden

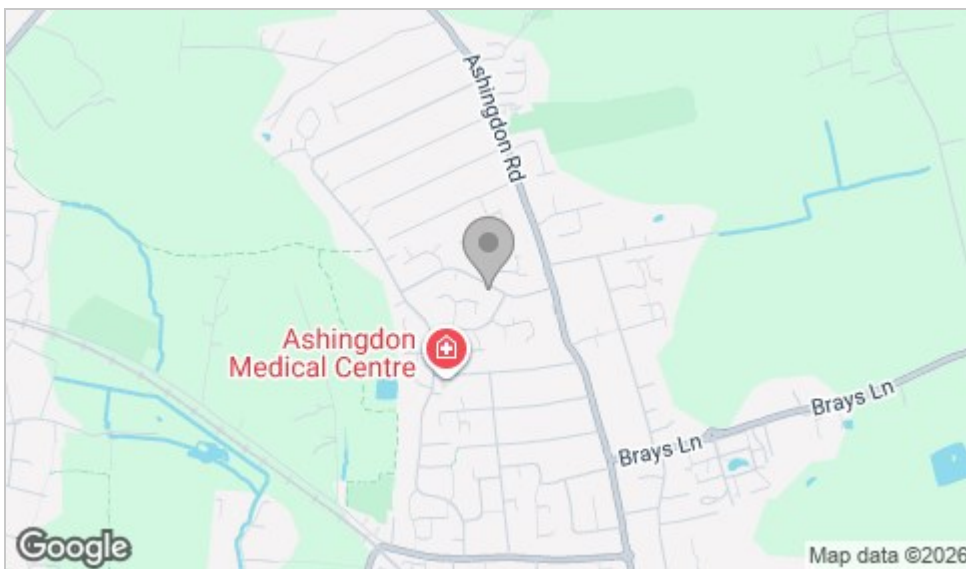
Paved patio area to front of garden, Leeds onto decking area to one side and remainder Astroturf. Approximately 60 foot.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

| 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 | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |