Wellington Road | | Rayleigh | SS6 8EZ

Guide Price £475,000

bear
Estate Agents

Guide Price £475,000 - £500,000

Bear Estate Agents are delighted to present this spacious and well-maintained four-bedroom semi-detached home, offering generous living accommodation throughout, a bright and sunny rear garden and a highly convenient location close to local amenities.

This impressive home provides a welcoming and versatile layout, featuring a spacious lounge and well-proportioned living areas designed for comfortable family living. The property boasts a large kitchen with adjoining utility room, creating a practical and functional space for everyday use, alongside a convenient downstairs WC. Upstairs, the home offers four spacious bedrooms, each providing excellent proportions and flexibility for growing families, guests or home working.

Externally, the property enjoys a substantial rear garden that benefits from plenty of natural sunlight, ideal for relaxing and entertaining. Additional advantages include off-street parking, a garage and side access, enhancing both practicality and accessibility. Situated within close proximity to local shops, schools and amenities, this fantastic home combines space, convenience and excellent outdoor living.

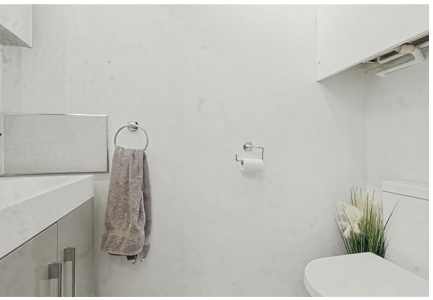
- Semi Detached House
- Utility Room
- Downstairs WC
- Close To Local Amenities
- Garage
- Spacious Rooms
- Spacious Rear Garden
- Off Street Parking

Hallway

5'3 x 18'5 (1.60m x 5.61m)
Composite door with obscured glass window and surround to front. Ceiling mounted light fitting, wall mounted radiator, storage cupboard and wooden effect flooring throughout. Access to downstairs WC, lounge and kitchen/diner.

Lounge

11'0 x 16'0 (3.35m x 4.88m)
Four wall mounted light fittings, large double window to front, wall mounted radiator, gas fireplace with feature surround and carpeted throughout.



Kitchen
8'10 x 10'11 (2.69m x 3.33m)
Spotlights, UPVC door and windows surround to rear, additional window to side and laminate flooring throughout. Range of wall and floor mounted units including integrated double oven, integrated microwave, separate gas hob with extractor fan overhead, stainless steel sink and dry unit, integrated dishwasher and integrated fridge/freezer.

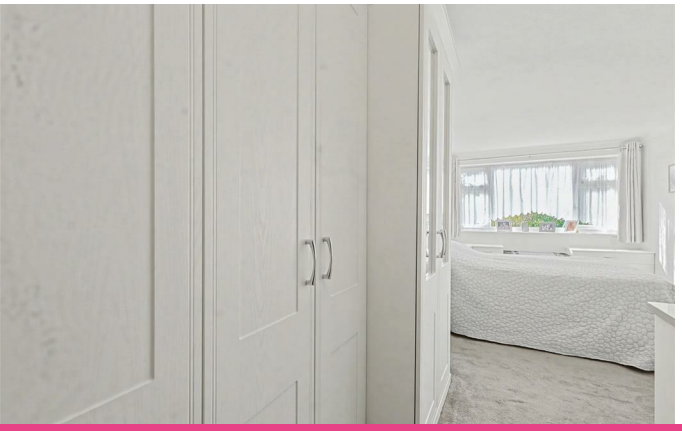
Utility Room
7'1 x 6'0 (2.16m x 1.83m)
Ceiling mounted light fitting, obscured window to side, floor mounted units with stainless steel sink and dryer unit with space for washing machine and tumble dryer.

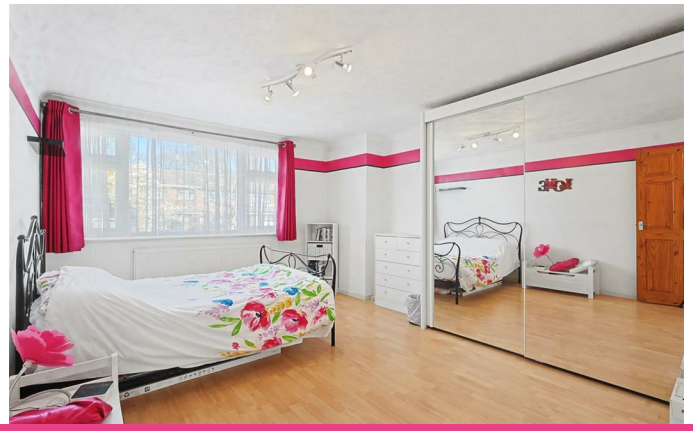
Dining Area
13'2 x 19'9 (4.01m x 6.02m)
Ceiling mounted light fitting with two wall mounted light fittings, two wall mounted radiators, large window to rear garden and wooden effect flooring throughout.

Downstairs WC
Ceiling mounted light fitting, tiled flooring, wash hand basin with storage, fitted mirror with storage and low-level WC.

Landing
Ceiling mounted light fitting, storage cupboard and carpeted. Access to all bedrooms, bathroom and loft hatch.

Bedroom One
9'0 x 22'1 (2.74m x 6.73m)
Ceiling mounted light fitting and three wall mounted light fittings, fitted wardrobes to one wall with fitted cupboards and sink area, large double window to rear, wall mounted radiator, integrated storage cupboard and carpeted throughout.





Bedroom Two
13'7 x 12'0 (4.14m x 3.66m)
Ceiling mounted light fitting, wall mounted radiator, large double window to front, fitted wardrobes and laminate flooring.

Bedroom Three
7'5 x 13'7 (2.26m x 4.14m)
Ceiling mounted light fitting, wall mounted radiator, window to front, fitted storage cupboard and carpeted throughout.

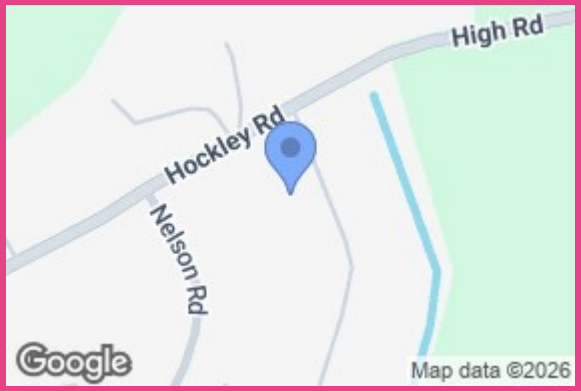
Bedroom Four
10'5 x 8'1 (3.18m x 2.46m)
Ceiling mounted light fitting, wall mounted radiator, window to rear and carpeted throughout.

Bathroom
5'5 x 8'3 (1.65m x 2.51m)
Spotlights, obscured window to side, heated towel rail, walk-in shower unit, wash handbasin with fitted storage, low-level WC, tiled walls and vinyl flooring.

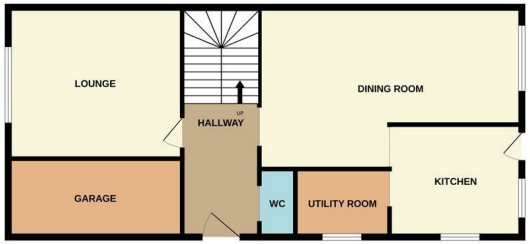
Rear Garden
Steps lead down to patio area and side access. Steps then lead to lawn turfed area. To rear, concrete based area with two sheds.

Front Driveway
Block paved driveway to front with up and over garage door leading to internal garage. Front doorway to side.

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 - D



GROUND FLOOR



1ST FLOOR

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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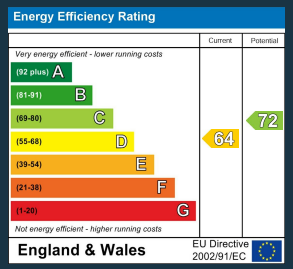

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