

diggin's & co



3 Bedrooms



Situated on the highly sought after Trafalgar Green development, this superbly presented THREE BEDROOM town house features an En Suite & dressing area to the master bedroom, a stunning open plan kitchen / dining room plus a driveway and garage. Viewing is essential.

Nelson Road
Rochford, Essex, SS4

Offers Over:

£400,000

EPC Rating: C

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THE PROPERTY: This family home has been presented to the highest standard by its current owners. Set over three floors with the living space on the ground floor looking onto the landscaped rear garden backing Trafalgar Green. To the first floor there are two bedrooms and a family bathroom, whilst the second floor has a wonderful bright master bedroom, with dressing area and en-suite shower room. The property also has a detached garage and driveway.

ENTRANCE: Via a panelled door giving access to:

HALLWAY: Wood effect flooring, radiator, stairs rising to first floor, doors to:

LOUNGE: 13'7" x 10'3" (4.14m x 3.12m). uPVC double glazed bay window to front, radiator, coved cornice to ceiling edge.

KITCHEN / DINER / FAMILY ROOM: 18'4" x 13'5" (5.6m x 4.1m). uPVC double glazed double doors with matching side panels both overlooking and leading to the rear garden. The kitchen is fitted with an impressive range of modern eye and base level units providing ample working surfaces and comprising a stainless steel sink unit with mixer tap, space for cooker, washing machine and further domestic appliances, partly tiled walls in complimentary ceramics, feature skylight windows to rear, smooth ceiling with inset spotlights, door to:

LOBBY: Wood effect flooring, door to:





GROUND FLOOR CLOAKROOM: Obscure uPVC double glazed window to rear, modern suite comprising a low level W.C and vanity wash hand basin with storage cupboard beneath and tiled splash back, wood effect flooring.

FIRST FLOOR LANDING: Stairs rising to second floor, radiator, doors to:

BEDROOM TWO: 13'7" x 9' (4.14m x 2.74m). Two uPVC double glazed windows to front, radiator, built in wardrobe, coved cornice to ceiling edge.

BEDROOM THREE: 9'11" x 9'7" (3.02m x 2.92m). uPVC double glazed window to rear, radiator, coved cornice to ceiling edge.



FAMILY BATHROOM: Obscure uPVC double glazed window to rear, modern suite comprising a panelled bath, pedestal wash hand basin and low level W.C. Tiling to walls in complimentary ceramics.

SECOND FLOOR LANDING: Smooth ceiling, door to:

MASTER BEDROOM: 13'6" x 11'6" (4.11m x 3.5m). uPVC double glazed window and skylight window to front, radiator, range of fitted wardrobes, open plan access to:

DRESSING AREA: 10'2" x 6'4" (3.1m x 1.93m). Skylight window to rear, range of fitted wardrobes, further built in storage cupboard, door to:



EN SUITE: Skylight window to rear, modern suite comprising a built in shower cubicle, low level W.C and pedestal wash hand basin. Tiling to walls in complimentary ceramics, smooth ceiling.

EXTERIOR The property benefits from having a driveway leading to a GARAGE with up and over door.

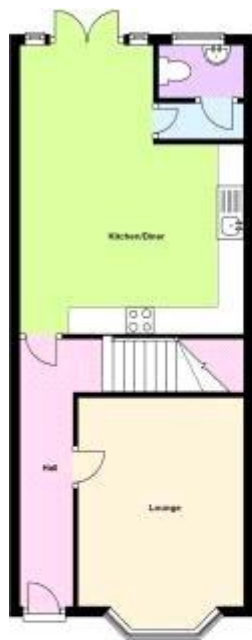
The rear garden commences with a paved patio leading to lawn with established flower and shrub borders, greenhouse and shed to remain.

Council Tax Band - D

Tenure - Freehold

Viewing - By appointment through Diggins & Co LTD

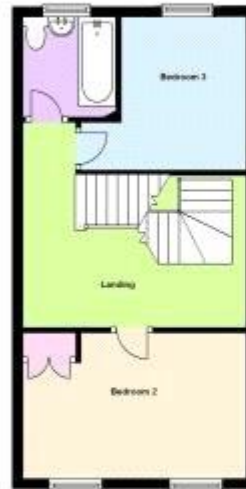




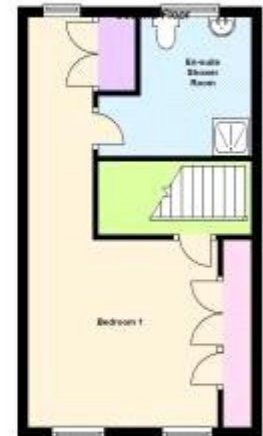
Ground Floor




Garage



First Floor



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The proposed energy rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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