



12 Anchor Reach, South Woodham Ferrers , Essex CM3 5GS
Price £770,000

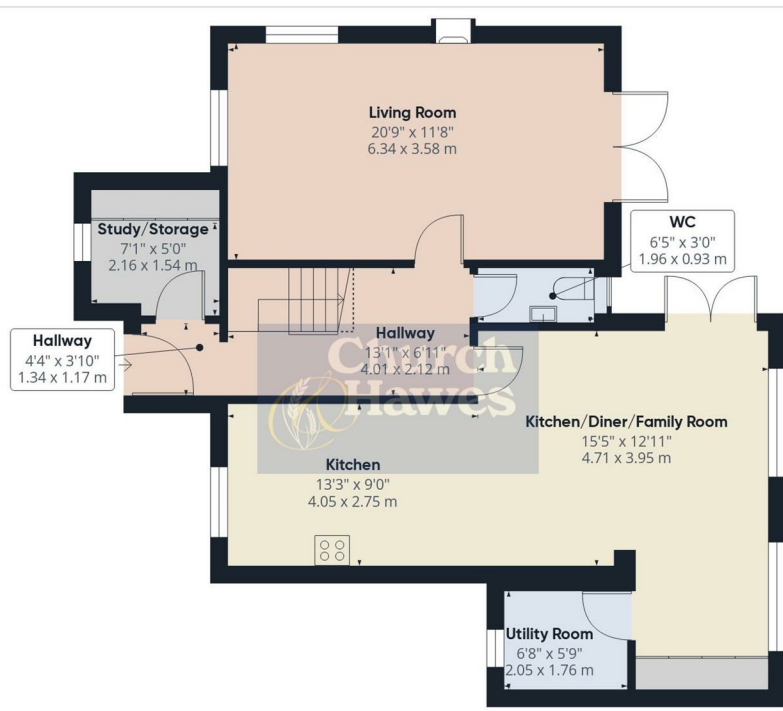
Church & Hawes

Est. 1977

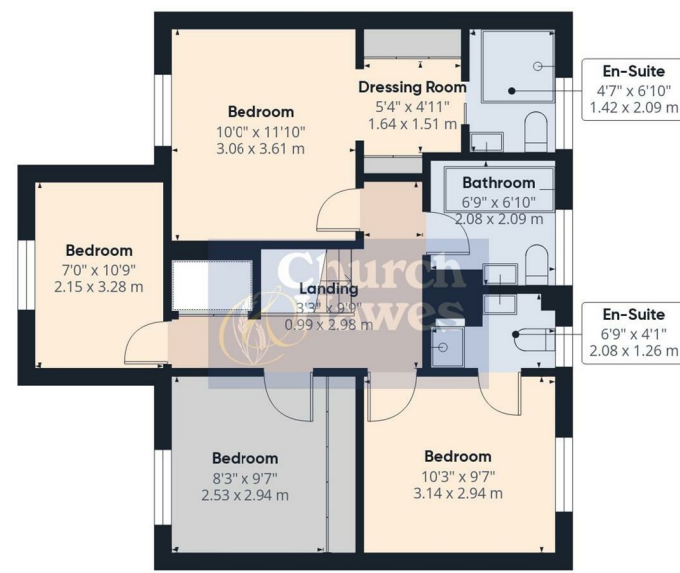
Estate Agents, Valuers, Letting & Management Agents

This significantly extended and beautifully modernised five bedroom detached family home offers space, style and flexibility in equal measure. At its heart sits a stunning kitchen-diner family room, perfect for entertaining and everyday living alike, while three en-suites plus a family bathroom ensure comfort for the whole household. The self-contained annex adds valuable versatility, ideal for multi-generational living, guests or a home business. Outside, the south westerly facing rear garden enjoys all-day sun, complemented by an attractive island garden to the front and a detached double garage. With parking for up to six vehicles, this exceptional home really does have it all. Tenure: Freehold - EPC Rating: D - Council Tax Band: E

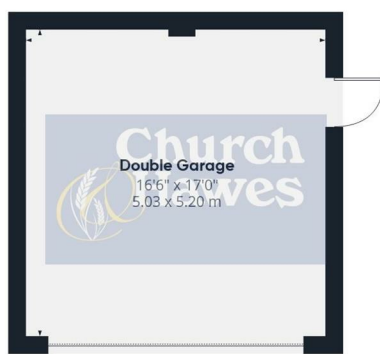




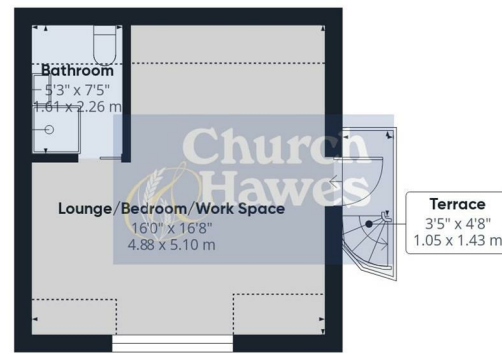
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

1973 ft²
183.4 m²

Balconies and terraces

16 ft²
1.5 m²

Reduced headroom

78 ft²
7.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Hallway 13'1" x 6'11" (4.01 x 2.12 m)

A bright and inviting hallway welcomes you with herringbone parquet flooring and soft grey walls, complemented by a modern stairway featuring glass balustrades and wooden handrails. This space leads seamlessly to the rest of the home, setting a warm tone from the moment you enter.

Study/Storage 7'1" x 5'0" (2.16 x 1.54 m)

This useful study or storage room is positioned close to the entrance and measures a practical size with a continuation of the herringbone parquet flooring and a window providing natural light, offering flexibility as a home office or extra storage space.

Living Room 20'9" x 11'8" (6.34 x 3.58 m)

The spacious living room benefits from natural light through double doors that open to the garden. It offers a comfortable setting with a neutral carpet and soft grey walls, centred around a contemporary fireplace with a wooden mantel, perfect for relaxing or entertaining guests.

Kitchen/Diner/Family Room 15'5" x 12'11" (4.71 x 3.95 m)

This bright and airy open-plan kitchen, dining and family room features extensive herringbone flooring and plenty of natural light from large windows and skylights. The kitchen is finished with sleek cabinetry in soft grey and white tones, complemented by modern appliances and an island unit with seating. The dining area comfortably fits a table for six, while the family area offers ample space to relax. Neff dishwasher, hob and two double ovens. Two full size integral fridge & freezers plus essential wine fridge. To finish white quartz worktops in kitchen and to the back wall of units. Lastly the added convenience of a Quooker hot & cold tap. Under floor heating.

Utility Room 6'8" x 5'9" (2.05 x 1.76 m)

A handy utility room adjoining the kitchen, fitted with white cabinetry and white quartz work top with integrated sink, space for laundry appliances under a window that lets in natural light, finished with the same stylish herringbone flooring as the kitchen for a cohesive look. Under floor heating.

WC 6'5" x 3'0" (1.96 x 0.93 m)

A compact yet well-appointed WC with neutral tiling and contemporary fittings, including a wall-mounted dual-flush toilet and a small basin, with a window for ventilation and natural light.

Landing 3'3" x 9'9" (0.99 x 2.98 m)

The landing upstairs is carpeted and well-lit, offering access to the bedrooms and bathrooms. It features modern glass balustrades that overlook the hallway below and a stylish, soft grey palette for a calm atmosphere. Additionally there are double doors to the ample storage cupboard with hanging rail and shelves.

Bedroom 1 10'0" x 11'10" (3.06 x 3.61 m)

The principal bedroom is generously sized and decorated in neutral tones with a soft carpet underfoot. It benefits from an adjoining dressing room fitted with ample built-in wardrobes in a contemporary wood finish and a sleek en-suite bathroom featuring high-quality tiling and modern sanitary ware.

En-Suite 4'7" x 6'10" (1.42 x 2.09 m)

The first en-suite shower room, adjoining the principal bedroom, is finished with contemporary tiling, a walk-in shower, WC, and a modern basin, providing a private and stylish facility. Under floor heating.

Bedroom 2 8'3" x 9'7" (2.53 x 2.94 m)

A second bedroom with large fitted wardrobes in a contemporary wood finish, offering plenty of storage and a bright window overlooking the garden, finished with a soft carpet and neutral walls.

En-Suite 6'9" x 4'1" (2.08 x 1.26 m)

The second ensuite bathroom is a compact space with a shower, basin and toilet, finished in contemporary neutral tiling and rose gold accents. Under floor heating.

Bedroom 3 10'3" x 9'7" (3.14 x 2.94 m)

A third bedroom with neutral décor and carpet flooring, featuring a window for natural light and offering comfortable accommodation for family or guests.

Bedroom 4 7'0" x 10'9" (2.15 x 3.28 m)

This fourth bedroom has soft carpeting, neutral décor, and a window to the front. It offers a peaceful and cosy room ideal for family members or guests.

Bathroom 6'9" x 6'10" (2.08 x 2.09 m)

The main family bathroom is tiled in light tones with a large window, modern white sanitary ware including a bath with a shower attachment, wall-mounted toilet, and a sleek sink with storage below. Door to airing cupboard. Under floor heating.

Annex

Terrace 3'5" x 4'8" (1.05 x 1.43 m)

A small terrace accessed via a spiral staircase from the garden, providing a lovely outdoor space connected to the separate building's upper room.

Lounge/Bedroom/Work Space 16'0" x 16'8" (4.88 x 5.10 m)

A bright and versatile room on the upper level of the separate building, this space is ideal as a lounge, bedroom, or work area. It benefits from light wood-effect flooring, the room benefits from bright white walls and sloping ceilings with skylights. a door opening to a small terrace, and an en-suite shower room with modern fittings.

Annex En-Suite 7'5" x 5'3" (2.26m x 1.6m)

The ensuite is a compact, modern space with a shower, basin, and toilet, finished in neutral tiles and served by a skylight that enhances the natural light.

Double Garage 16'6" x 17'0" (5.03 x 5.20 m)

A spacious double garage with ample room for two vehicles, located in the separate building and accessible from the driveway.

Rear Garden

The rear garden is a generous and private outdoor space featuring a well-kept lawn, mature trees, and shrubs. There is a paved patio area adjacent to the house for outdoor dining and relaxing, along with a wooden gazebo offering a sheltered seating area, making it perfect for enjoying the outdoors in any weather. Additionally for maintenance & convenience there are three outdoor taps and three power points in the garden, including power in the corner gazebo. For storage a timber shed is to remain.

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