



For Sale

Freehold

Morrells, Lee Chapel South, **Offers Invited £300,000**

SITUATED IN THE SOUGHT AFTER LEE CHAPEL SOUTH (CASTLEMAYNE) AREA OF BASILDON, WITHIN WALKING DISTANCE OF THE TOWN CENTRE, STATION AND HOSPITAL AND WITHIN THE CATCHMENT AREA OF LEE CHAPEL SOUTH INFANTS & PRIMARY SCHOOL, IS THIS QUITE ELABORATE SEMI-DETACHED HOUSE IN A VERY SECLUDED POSITION, HAVING THE BENEFIT OF 3 BEDROOMS, SPACIOUS SHOWER ROOM/WC, SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN, SUN ROOM, COVERED SIDEWAY, SOUTH-EAST FACING VERY SECLUDED REAR GARDEN APPROXIMATELY 60 FOOT, GAS CENTRAL HEATING WITH RADIATORS (NOT TESTED), MOST WINDOWS UPVC DOUBLE GLAZED, CAVITY WALL INSULATION, CLOSE BY COMMUNAL PARKING,

UPVC double glazed entrance door to:

Fully enclosed storm porch entrance, glazed panelled door with matching side lights to:

#### **ENTRANCE HALL**

neat entrance hall with double radiator, meter and storage cupboard beneath stairs, built-in cloak cupboard.

#### **SITTING ROOM**

12' 2" x 12' 1" (3.71m x 3.68m)

with coved cornice to ceiling, highly decorative cast iron fire place with tiled edging and with an ornate timber surround with over mantle mirror. Further ornamental recess, double, double glazed casement doors to conservatory, radiator in an ornate cabinet, double glazed panelled doors to dining room.

#### **DINING ROOM**

10' 9" x 10' 6" (3.28m x 3.2m)

with half panelled walls, highly decorative cast iron fire place with ornamental tiling and a ornate timber surround, coved cornice to ceiling, radiator, UPVC double glazed window.

#### **KITCHEN**

11' 6" x 8' 2" (3.51m x 2.49m)

with base units and cupboards beneath, "Butler" sink, plumbing for automatic washing machine, coved cornice to ceiling, wall cupboard, plate rack, half panelled walls, double radiator, storage cupboard housing the "Ideal" gas central heating boiler (not tested), flank door with coloured leaded centre panel to covered sideway

#### **CONSERVATORY**

10' x 6' 11" (3.05m x 2.11m)

with polycarbonate roof, glazed panelled doors to garden.

covered sideway with access to two brick built sheds, front elevation entrance gate, rear door to:

#### **SUN ROOM**

9' 7" x 7' 2" (2.92m x 2.18m)

with raised decking flooring, polycarbonate roof, double casement glazed panel doors to garden.

straight staircase from hall with ornate balustrade to:

#### **FIRST FLOOR LANDING**

with UPVC double glazed front elevation window, access to loft, airing cupboard with copper cylinder.



### **BEDROOM 1**

11' 3" x 9' 11" (3.43m x 3.02m)

plus door recess with UPVC double glazed window, radiator, coved cornice to ceiling, built-in double wardrobe cupboard

### **BEDROOM 2**

11' x 8' 9" (3.35m x 2.67m)

plus door recess, with double radiator, one pine clad wall, fitted bed recess, UPVC double glazed window

### **BEDROOM 3**

9' 3" x 7' 4" (2.82m x 2.24m)

with radiator, UPVC double glazed window, storage recess, dado rail, coved cornice to ceiling.

### **SPACIOUS SHOWER ROOM/WC**

with pedestal hand basin, close coupled low flush WC, corner entry rounded glazed shower cubicle with electric shower unit. UPVC double glazed window, fully tiled walls, wood laminate floor, radiator.

### **EXTERIOR**

the property enjoys a good sized plot with a very secluded front garden, with lawned area, numerous flowering shrubs and trees etc.

### **REAR GARDEN**

there is a very secluded rear garden approximately 60 feet in length, with a south-easterly aspect, of a split level design and very secluded with loggia, covered seating area, archway to secret garden with open gazebo, timber garden shed etc., numerous shrubs, trees.

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