



Sovereign Country Homes

Marks Farm
Battlesbridge
Wickford
SS11 7QR

T:01245 328 746 F:01245 328 697

Email@sovereigncountryhomes.com

Plot 1, 231 Hullbridge Road,
South Woodham Ferrers, Chelmsford CM3 5LW
Luxury 4 Bed Detached house
& Double Garage



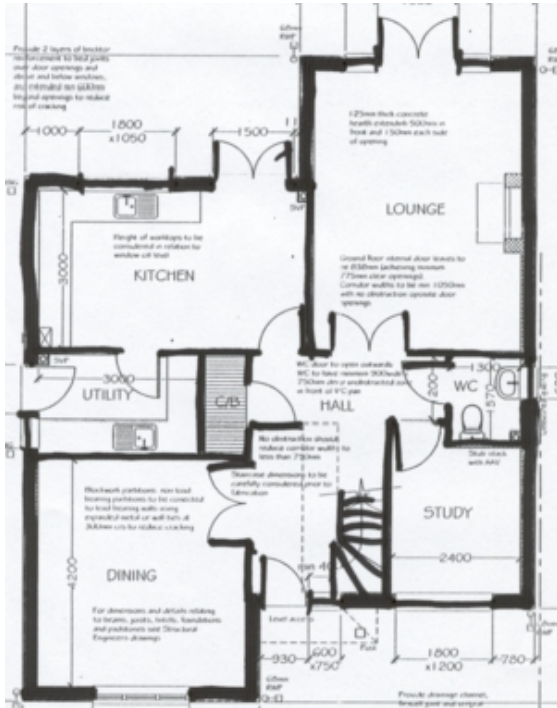
21/9/04

SPECIFICATION 040921

- ⌘ White UPVC double glazed windows.
- ⌘ Gas fired central heating.
- ⌘ Hot water via a pressurised system
- ⌘ Ornate fire surround.
- ⌘ Ogee/Torus skirting and architrave.
- ⌘ Panelled internal doors.
- ⌘ Brass door furniture.
- ⌘ Lounge fitted with ceiling speakers
- ⌘ Karndean flooring to hall , kitchen, utility and WC, remainder carpeted
- ⌘ UPVC panelled front door.
- ⌘ Ornate fibrous plaster to lounge, dining room and hall
- ⌘ Gyproc cornice to the rest of house
- ⌘ Smoke detectors
- ⌘ Burglar alarm system
- ⌘ First floor fitted with silent floor joists
- ⌘ Bathrooms half tiled and fitted with heated towel warmers
- ⌘ En-suites half tiled and fitted with heated towel warmers
- ⌘ Bathrooms fitted with back to the wall furniture.
- ⌘ Fully fitted kitchen from Robert Michael Interiors comprising of the following:
 - ⌘ Granite worktops with under-slung s/s sink in kitchen
 - ⌘ Fully integrated larder fridge.
 - ⌘ Fully integrated freezer.
 - ⌘ Fully integrated dish washer.
 - ⌘ Multifunction oven, hob, extractor hood stainless steel.
- ⌘ Utility room with s/steel sink, laminate worktop and space for washing machine and tumble drier
- ⌘ Decorating. Emulsion walls and white gloss to woodwork.
- ⌘ Paved driveway
- ⌘ Front and rear garden grass seeded.
- ⌘ 10YR NHBC warranty.

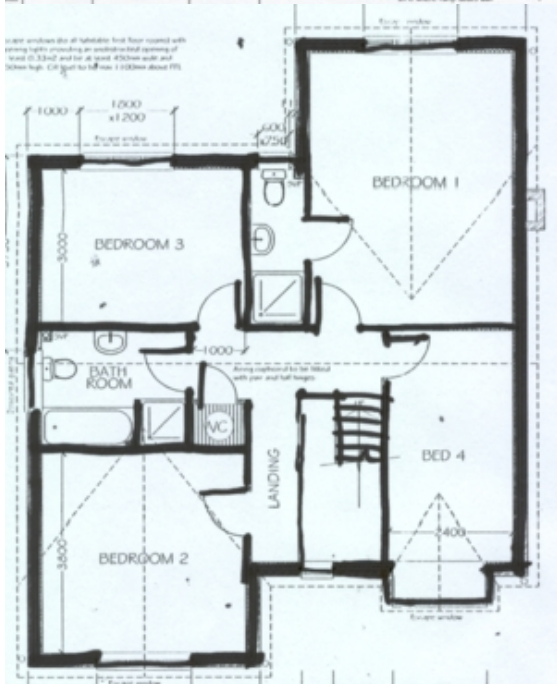
SOVEREIGN COUNTRY HOMES Reserves the right to change the above specification if desired

The information contained with in these pages should not be relied upon as statements or representation of fact. Prospective purchases should note that any *elevations, room sizes, layouts have been taken from plan and may vary as construction takes effect. Any plans are shown for guidance purposes only. (*)These rooms have sloping ceilings which may restrict head height. Measurements quoted have been scaled at floor level. Any specification shown is correct at the time of publishing/(stated). Prospective purchasers are advised to confirm such details before entering into a binding contract and are also advised to check availability with the local office prior to making a journey. E&OE.



Ground Floor **

- Hall
- Lounge 5.2x3.8m(17'1"x12'6")
- Kitchen 5x3m(16' 5"x9'10")
- Utility 2.9x1.8m(9'6"x5'11")
- Dinning 4.2x3.8m(13'9"x12'6")
- Study 2.4x2.7m(7'10"x8'10")
- WC 1.3x1.57m(4'3"x5'2")
- Cupboard



First Floor **

- Landing
- Bedroom 1 5.1x3.8m(16'9"x12'6")
- En suite 3x1m(9'10"x3'3")
- Bedroom 2 3.8x3.8m(12'6"x12'6")
- Bedroom 3 3.8x3m(12'6"x 9'10")
- Bedroom 4 4.4x2.4m(14'5"x7'10")
- Bathroom 2.7x2.2m(8'10"x7'3")
- Airing Cupboard

