



## Sovereign Country Homes

Marks Farm  
Battlesbridge  
Wickford  
SS11 7QR

T:01245 328 746 F:01245 328 697

Email@sovereigncountryhomes.com

Plot 2, 231 Hullbridge Road,  
South Woodham Ferrers, Chelmsford CM3 5LW  
Luxury 4 Bed Detached house  
& Garage



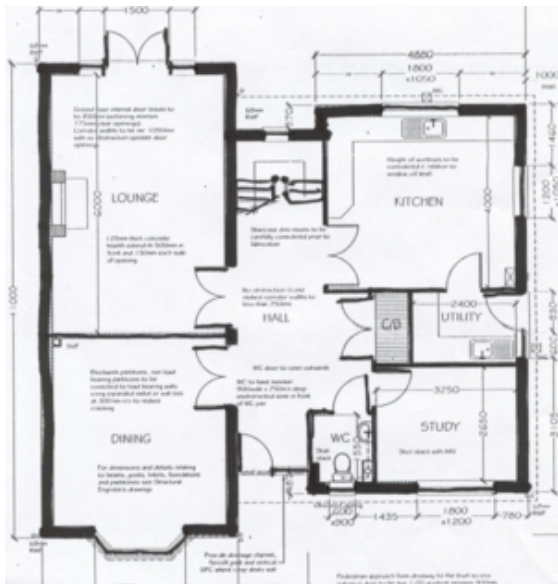
21/9/04

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.

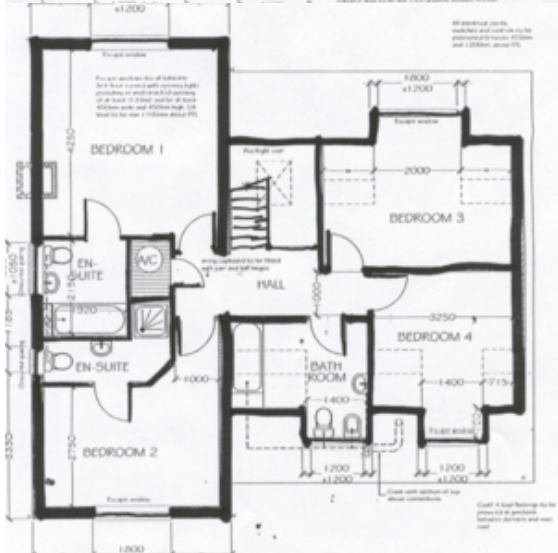
SOVEREIGN COUNTRY HOMES Reserves the right to change the above specification if desired

\*\*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	6x4m(19'8"x13'1")
Kitchen	4.3x4m(14'1"x13'1")
Utility	2.4x1.6m(7'10"x5'3")
Dinning	4.3x4m(14'1"x13'1")+ Bay
Study	3.25x2.65m(10'8"x8'8")
WC	1.55x1.4m(5'1"x4'7")



First Floor \*\*\*

Landing	
Bedroom 1	4x4.25<4.6m(13'1"x13'11"<15'1")
En suite	2.15x1.92m(7'1"x6'4")
Bedroom 2	4x2.75m(13'1"x9') +door reveal
En Suite	
Bedroom 3	4.3x2.8<3.3m(14'1"x9'2"<10'10")
Bedroom 4	3.25x3.1<3.8m(10'8"x10'2"<12'6")
Bathroom	3x2<2.8m(9'10"x6'7"<9'2")
Airing cupboard	

