



## Sovereign Country Homes

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



01/03/05                      SPECIFICATION 050301

- § White UPVC double glazed windows.
- § Gas fired central heating.
- § Hot water via a pressurised system
- § Ogee/Torus skirting and architrave.
- § Panelled internal doors.
- § Brass door furniture.
- § 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.
- § Pavioured 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 within these pages should not be relied upon as statements or representation of fact. Prospective purchasers 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	

