



Church Crescent

Mountnessing, BRENTWOOD.



Church Crescent Mountnessing Brentwood Guide Price £550,000

- *GUIDE PRICE £550,000 - £575,000*
- *NEWLY CONSTRUCTED FOUR BEDROOM FAMILY HOME*
- *IMPRESSIVE OPEN PLAN KITCHEN FAMILY ROOM*
- *MODERN AND CONTEMPORARY INTERIOR THROUGHOUT*
- *1.8 MILES TO INGATESTONE RAIL STATION*
- *AVAILABLE IMMEDIATELY*
- *ENSUITE SHOWER ROOM TO PRINCIPLE BEDROOM*
- *INTERNAL VIEWING HIGHLY RECOMMENDED*



OVERVIEW & LOCATION :

'Church Close' is a residential position located off Church Road in the Village of Mountnessing laying midway between Shenfield Broadway and Ingatestone high street. This newly constructed family home offers spacious and versatile accommodation with the modern open plan living and bifold doors leading to the rear garden. The property benefits from easy access to Shenfield and Ingatestone rail station along with vehicular access to the A12 junction.

MAIN ACCOMMODATION :

Entrance via part glazed door to reception hallway.

RECEPTION HALLWAY :

Staircase ascending to first floor with mood lighting.

Recess ceiling lights. Single storage cupboard. Radiator. Amtico flooring.

WC :

Double glazed translucent window to front elevation. Recess ceiling lights. Part tiling to walls. Suite comprises of vanity mounted wash hand basin with storage below and low level WC. Backlit anti-steam mirror. Contemporary style black wall mounted heated towel rail.

LOUNGE :

16'2" x 12'8" (4.93m x 3.86m) Double glazed window to front elevation. Recess ceiling lights. Radiator.

IMPRESSIVE OPEN PLAN KITCHEN/FAMILY ROOM :

22'8" x 16'7" (6.9m x 5.05m) Double glazed window to side elevation. Bifold doors leading to rear garden. Recess ceiling lights. Single storage cupboard. Fitted with a range of eye and base level units with contrasting Corian work surfaces and upstand with central island. Inset one bowl sink with contemporary style black tap. Integrated appliances include a state of the art feature Elica Induction hob with built in extractor fan & weighing scales, double Siemens eye level ovens, fridge, freezer and dishwasher. Two radiators. Amtico Floor. Door to utility room.

UTILITY ROOM :

11'8" x 5'8" (3.56m x 1.73m) Part glazed door leading to rear garden. Recess ceiling lights. Fitted with a range of eye and base level units with contrasting Corian work surface and splash back. Inset one bowl sink with contemporary style black mixer tap. Provision for washing machine. Amtico flooring.

First Floor

FIRST FLOOR LANDING :

Access to loft. Doors to following accommodation.

PRINCIPAL BEDROOM :

17'7" x 15'1" (5.36m x 4.6m) Double glazed window to rear elevation overlooking the rear garden. Recess ceiling lights. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM :

Double glazed translucent window to side elevation. Recess ceiling lights. Suite comprises of walk-in shower with contemporary black rainfall shower head and hand held hose, vanity mounted wash hand basin with storage below and low level WC. Backlit anti-mist electric mirror. Contemporary style wall mounted black heated towel rail. Fully tiled walls and floor.

BEDROOM TWO :

11'6" x 10'6" (3.5m x 3.2m) Double glazed window to front elevation. Recess ceiling lights. Radiator.

BEDROOM THREE :

11'3" x 11'1" (3.43m x 3.38m) Double glazed window to rear elevation. Recess ceiling lights. Radiator.

BEDROOM FOUR :

11'3" x 10'3" (3.43m x 3.12m) Double glazed window to



front elevation. Recess ceiling lights. Single storage cupboard. Radiator.

FAMILY BATHROOM :

10'4" x 6'9" (3.15m x 2.06m) Double glazed translucent window to side elevation. Recess ceiling lights. Suite comprises of independent walk-in shower with contemporary style black rainfall shower head and hand hose, tiled bath with centre fill and additional hand wash, vanity mounted wash hand basin with storage cupboard below and low level WC. Backlit anti-mist electric mirror. Wall mounted contemporary style black heated towel rail.

Exterior

FRONT ELEVATION :

Neatly paved to block paving with a ramp serving front door and providing off street parking for multiple vehicles.

REAR GARDEN :

The property features a rear garden which is in excess of 40'. Commences with a paved terrace off of the bifold doors providing an ideal area for entertaining. Majority laid to lawn and gate providing side access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

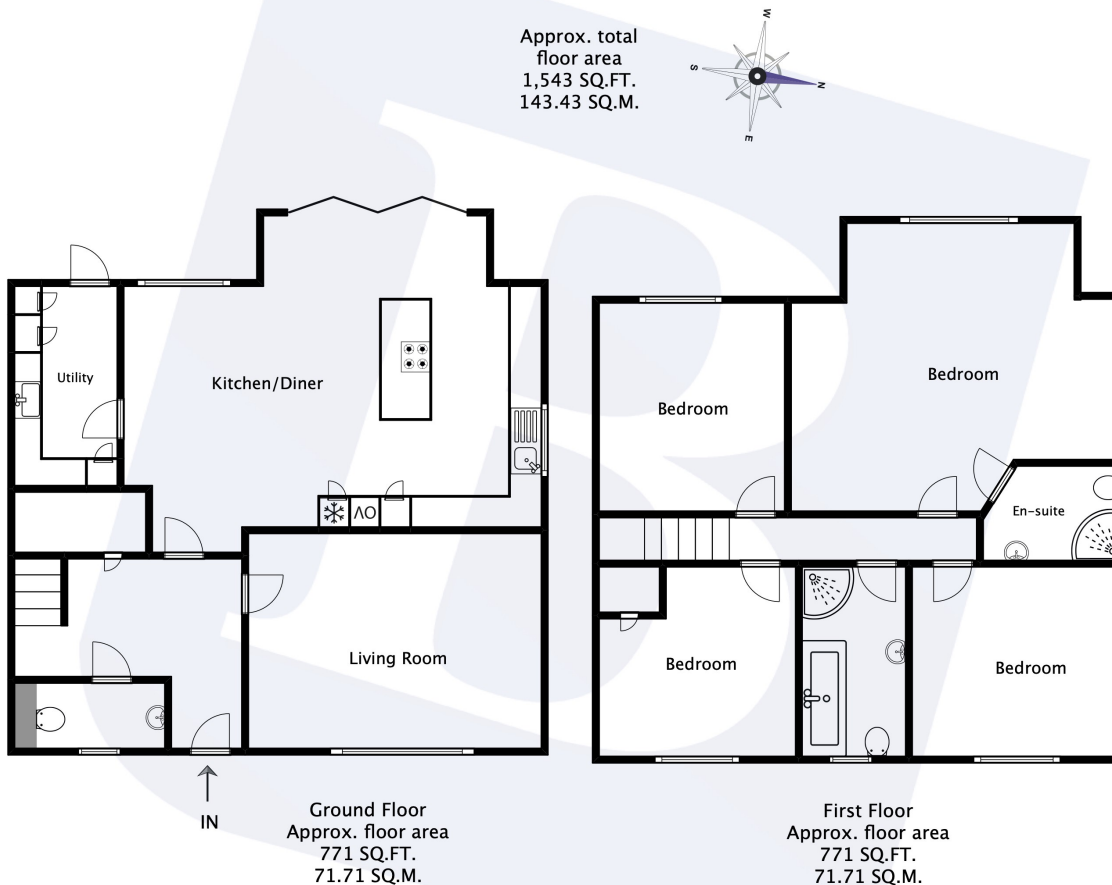
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