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Church & Hawes
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Estate Agents, Valuers, Letting & Management Agents

7 Carisbrooke Drive, South Woodham Ferrers, Essex CM3 5LT

Price £400,000

Attractive Three-Bedroom Semi-Detached Home in South Woodham Ferrers
Situated in the popular town of South Woodham Ferrers, this three-bedroom semi-detached home offers comfortable accommodation, making it an ideal choice for families, first-time buyers or those looking to move up the property ladder.

The property provides well-proportioned living space, with three bedrooms offering flexibility for family living, a home office or guest accommodation. The home presents an excellent opportunity for buyers seeking a property in a desirable residential location.

Externally, the property benefits from a garage and off-road parking, providing convenient and practical space for vehicle storage and additional parking.

South Woodham Ferrers offers a range of local shops, schools, leisure facilities and transport links, making it a convenient location for everyday living.

FIRST FLOOR LANDING
Textured ceiling, airing cupboard, dimmer switch, doors to:

BEDROOM ONE 11'10 x 9'11 (3.61m x 3.02m)
PVCu double glazed window to rear elevation, coved to textured ceiling, radiator, built in double and single wardrobes to one wall, laminate flooring, door to en suite.

EN SUITE SHOWER ROOM
PVCu obscure double glazed window to rear elevation, textured and coved ceiling, fully tiled to visible walls, white walk in shower, glass wash sink bowl with chrome mixer tap, chrome heated towel rail.

BEDROOM TWO 10'6 x 9'8 (3.20m x 2.95m)
PVCu double glazed window to front elevation, coved to textured ceiling, radiator, laminate flooring.

BEDROOM THREE 8'5 x 7'6 (2.57m x 2.29m)
PVCu double glazed windows to front & side elevations, coved to textured ceiling,, with access to loft, radiator, laminate flooring.

BATHROOM
PVCu obscure double glazed window to rear elevation, textured ceiling, chrome heated towel rail, White suite comprising panel enclosed bath with chrome mixer tap & shower attachment, pedestal wash hand basin, low level w.c, tiled to visible walls.

GROUND FLOOR

ENTRANCE HALL
Entered via PVCu door with double glazed insert into entrance hall, doors to lounge & cloakroom W.C

CLOAKROOM W.C
PVCu obscure double glazed window to side elevation, radiator, smooth plaster ceiling, two piece white suite comprising low level w.c, wash hand basin with tile splash backs.

LOUNGE 15' x 12'4 <15'7 (4.57m x 3.76m <4.75m)
PVCu double glazed window to front elevation, coved to smooth plaster ceiling, radiator, TV point, stairs rise to first floor with storage cupboard under, arch to:

DINING ROOM 9'4" x 9'1" (2.87m x 2.79m)
Double doors leading into conservatory, coved to smooth plaster ceiling, laminate flooring, access to kitchen.

KITCHEN 9'5 x 8'10 (2.87m x 2.69m)
PVCu double glazed window to rear elevation, smooth plaster ceiling, tiled visible floor, cupboard housing gas boiler serving heating and hot water, designer black kitchen units with contrasting work surfaces comprising: Single drainer sink unit with mixer taps inset to worksurface with cupboards and space under with plumbing for washing machine, adjacent worksurface with inset 4 ring ceramic hob and tiled splash back, double oven under, drawers and cupboards, further work surface with drawers and cupboard under.

CONSERVATORY 12'3 x 12' (3.73m x 3.66m)
Brick built base with PVCu double glazed windows to three elevations, polycarbonate roof, laminate flooring, PVCu double glazed double doors leading out to rear garden.

EXTERIOR

REAR GARDEN 45ft (13.72mft)
Paved patio to lawned area with flower & shrub boarders, corner sun deck, outside tap & light, gate leading to driveway, courtesy door leading into garage.

GARAGE
Up & over door, power & light connected.

FRONT GARDEN
Approached via pea shingle driveway, double length driveway to flank allowing access for two vehicles, additional parking, side access to rear garden.

AGENTS NOTE
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

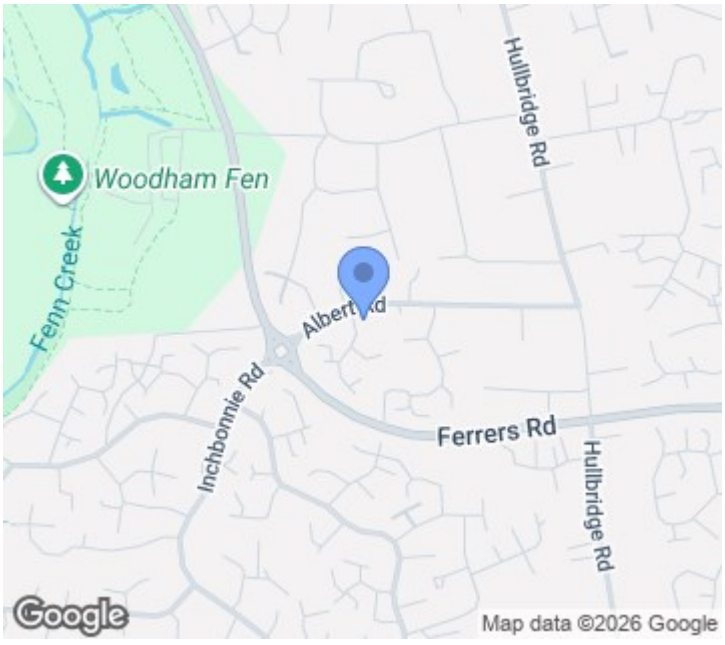
Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.