



Kempsters
ESTATE AGENTS

1 Annabell Avenue
Orsett Grays RM16 3BY

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Guide price
£525,000

Guide price £525,000-550,000. This outstanding five bedroom detached house is situated within walking distance of Orsett village and offers easy access to A13/M25 road links. Features include a spacious lounge, dining room, lovely fitted kitchen, conservatory, en suite to master bedroom, approx 36' x 50' garden, a large integral garage offering potential to convert to an extra sitting room/bedroom (stpp) plus off road parking.360 VIRTUAL TOUR AVAILABLE.



- Lounge 22'3 x 13'
- Dining room 12'8 x 10'7
- Fitted kitchen 16'6 max x 9'11
- Conservatory 16'8 x 6'11
- En suite to master bedroom
- Family bathroom
- Rear garden approx 36' x 50'
- Side garden with hot tub to remain
- Integral garage 20'7 x 15'8 plus off road parking
- Potential to convert garage to an extra bedroom/sitting room (subject to planning permission)

ENTRANCE PORCH

Double glazed windows to front and sides, smooth plastered ceiling, fitted carpet. Partially opaque glazed multi panel door leads to:

ENTRANCE HALL

Coved and textured ceiling, access to first floor, door to integral garage, built-in under stairs storage cupboard, radiator, fitted carpet.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to side, coved and textured ceiling, suite comprising wash hand basin and low flush toilet, tiled walls, radiator, vinyl floor covering.

FITTED KITCHEN

16'6 max x 9'11 (4.88m'1.83m max x 2.74m'3.35m)

Double glazed windows to front and side, coved and smooth plastered ceiling, extensive range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, extractor, dishwasher and fridge, partly tiled walls, radiator, power points, tiled floor. Door to:

CONSERVATORY

16'8 x 6'11 (4.88m'2.44m x 1.83m'3.35m)

Double glazed windows to front, rear and side, double glazed doors to front and rear leading to side garden, work surface with space beneath for washing machine, radiator, power points, tiled floor.

LOUNGE

22'3 x 13' (6.71m'0.91m x 3.96m')

Double glazed window and double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, feature fireplace with inset pebble effect gas fire, radiator, power points, fitted carpet. Double multi panel doors lead to:

DINING ROOM

12'8 x 10'7 (3.66m'2.44m x 3.05m'2.13m)

Double glazed windows to rear and side, coved and smooth plastered ceiling, radiator, power points, fitted carpet.



FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

BEDROOM ONE

16'11 (into wardrobes) x 10'10 plus door recess (4.88m'3.35m (into wardrobes) x 3.05m'3.05m plus do)

Double glazed windows to front and side, coved textured ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

EN SUITE

10'7 x 6'1 (3.05m'2.13m x 1.83m'0.30m)

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

BEDROOM TWO

13' x 11'7 (3.96m' x 3.35m'2.13m)

Double glazed windows to front and rear, coved and textured ceiling, radiator, power points, fitted carpet.



BEDROOM THREE

10'9 x 8'10 (3.05m'2.74m x 2.44m'3.05m)

Double glazed windows to rear and side, coved and textured ceiling, radiator, power points, fitted carpet.

BEDROOM FOUR

10'6 x 8'10 (3.05m'1.83m x 2.44m'3.05m)

Double glazed window to rear, coved and textured ceiling, radiator, power points, laminate floor.

BEDROOM FIVE/STUDY

16'7 x 8'2 (with restricted headroom) (4.88m'2.13m x 2.44m'0.61m (with restricted headroom))

Double glazed 'Velux' style window to side, smooth plastered ceiling, range of fitted eaves storage cupboards to one wall, radiator, power points, laminate floor.

BATHROOM

7'5 x 6'2 (2.13m'1.52m x 1.83m'0.61m)

Opaque double glazed window to side, coved and textured ceiling, suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, tiled walls, tiled floor.

SIDE GARDEN

Laid to patio with fence surround, hot tub to remain.

REAR GARDEN

in excess of 36' x in excess of 50' (in excess of 10.97m' x in excess of 15.24m')

Brick paved patio area with dwarf wall surround, lawn area with shrub, conifer and tree borders, small decking area, outside lighting, side access leads to:

FRONT GARDEN

Laid to lawn with mature shrubs and trees, brick paved pathway. Tarmac driveway leads to:

INTEGRAL GARAGE

20'7 x 15'8 (6.10m'2.13m x 4.57m'2.44m)

With power and light.

The garage offers tremendous potential to convert to an extra bedroom/sitting room (subject to planning permission)













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