

# Rookery Close, Rayleigh, SS6

£750,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception

IVY GATE™



## Summary:

Ivy Gate are delighted to present this stunning and impressive 4 bedroom detached and extended family residence finished to an excellent standard. This house is in a fabulous sought after location and offers modern open plan living space. An early viewing is highly recommended to avoid disappointment. The large entrance hall is welcoming and gives access to: the cinema room which is equipped with a Bose surround sound system, large double doors to a spacious open-plan kitchen/living room with granite worktops, an island with a hob, modern built in appliances including wine cooler, hot tap, dishwasher and underfloor heating throughout. This open living space gives further access to: a downstairs family size bathroom, a utility room and study room. The state of the art garden brings the outdoors indoors and is a haven for relaxation. It includes a large patio, a hot tub, a sun lounge area and is accessible via the striking bi-fold doors which run the length of the rear of the property allowing natural light to filter throughout the property. Upstairs are 4 double bedrooms and a family sized bathroom, the large master bedroom with a en-suite bathroom whilst bedroom 3

**Prime Location - Only Minutes Away From The High Street & Rayleigh Station**

**Hot Tub**

**Large Driveway**

**Open Plan Kitchen / Living / Dining**

**Utility Room**

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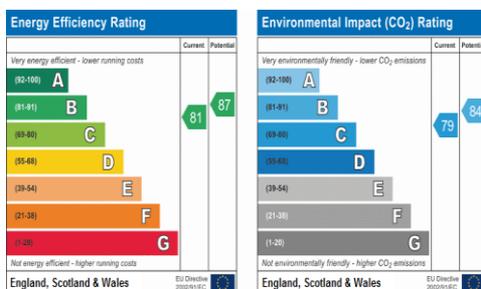
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Tenure: Freehold

Council Tax: F

Local Authority: Rochford District Council

EPC Rating: B

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.