



Kempsters
ESTATE AGENTS

Viola Cottage High Road
North Stifford RM16 5UE

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Offers in the region
£450,000

This charming Grade II listed cottage is situated in a popular village location and offers lovely views to the rear over Davy Down. Features include three bedrooms, en suite to bedroom one, new fitted kitchen and bathroom, large lounge/diner, tiered rear garden approx 100' plus workshop and two parking spaces.



- Lounge/diner 18'5<21'5 x 15'2
- New fitted kitchen 12'5 x 11'3 with integrated appliances
- New fitted bathroom
- Bedroom one 15'1 x 10'6<14'8
- Bedroom two 6'9 x 6'9
- Bedroom three 14'5 x 5'5<10' (restricted headroom)
- Lovely tiered rear garden approx 100'
- Large workshop and two parking space
- Possible garage space
- Views over Davy Down

ENTRANCE PORCH

Double glazed window to front, beamed ceiling, tiled floor. Open plan to:

SMALL ENTRANCE HALL

With fitted meter cupboard, wood flooring. Open plan to:

LOUNGE/DINER

18'5<21'5 x 15'2 (5.61m<6.53m x 4.62m)

Three double glazed windows to front, beamed ceiling and walls, large exposed brick fireplace with raised hearth, two radiators, access to first floor, built-in under stairs storage cupboard, power points, wood flooring with hatch leading down to cellar.

NEW FITTED KITCHEN

12'5 x 11'3 (3.78m x 3.43m)

Double glazed window and half glazed stable door lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with under unit lighting and contrasting granite work surfaces, matching breakfast bar, inset single bowl sink unit, integrated oven, hob, canopy with extractor, plate warmer, coffee machine, fridge, freezer, dishwasher and washer/dryer, radiator, power points, vinyl floor covering.

NEW FITTED BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, new suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, wall mounted gas central heating boiler, partly tiled walls, heated towel rail, tiled floor. (The bathroom is still in the process of being fitted but will be completed)

FIRST FLOOR LANDING

Beamed ceiling, inset spotlights, access to second floor, under stairs storage cupboard, fitted carpet.

BEDROOM ONE

15'1 x 10'6<14'8 (4.60m x 3.20m<4.47m)

Double glazed window to front, double glazed window to rear overlooking Davy Down, beamed ceiling and wall, large walk-in wardrobe, further large built-in storage cupboard, radiator, power points, fitted carpet.

EN SUITE SHOWER/STEAM ROOM

Opaque double glazed window to front, beamed ceiling, inset spotlights, suite comprising large shower/steam cubicle, vanity unit with inset wash hand basin and low flush wc, heated towel rail, laminate floor.



BEDROOM TWO

6'9 x 6'9 (2.06m x 2.06m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

SECOND FLOOR LANDING

Smooth plastered ceiling, recessed storage area, fitted carpet.

BEDROOM THREE

14'5 x 5'5<10' (restricted headroom) (4.39m x 1.65m<3.05m (restricted headroom))

Window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

TIERED REAR GARDEN

in excess of 100' (in excess of 30.48m)

Immediate lawn area, step down to decking area with inset koi pond and rockery surround, decorative stone area leading down to further lawn area with shrub and conifer border, views over Davy Down.

FRONT GARDEN

Paved and decorative stone pathway, flower beds.

WORKSHOP AND PARKING

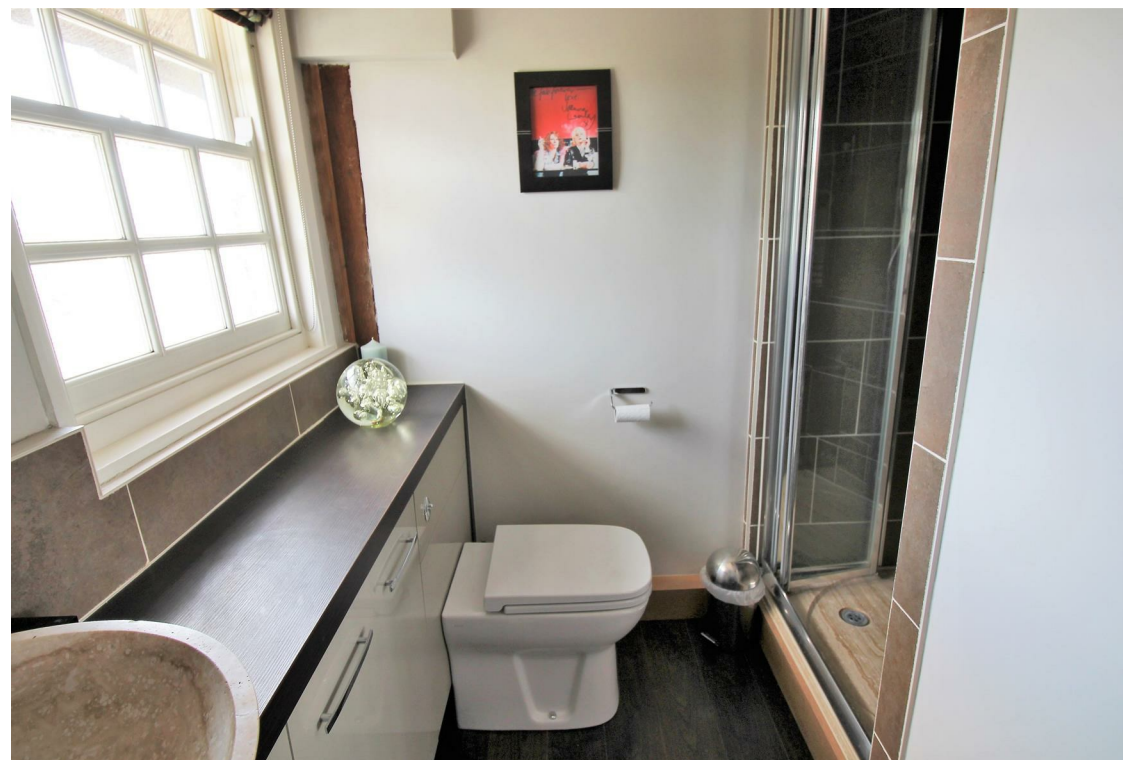
26' x 10' (7.92m x 3.05m)

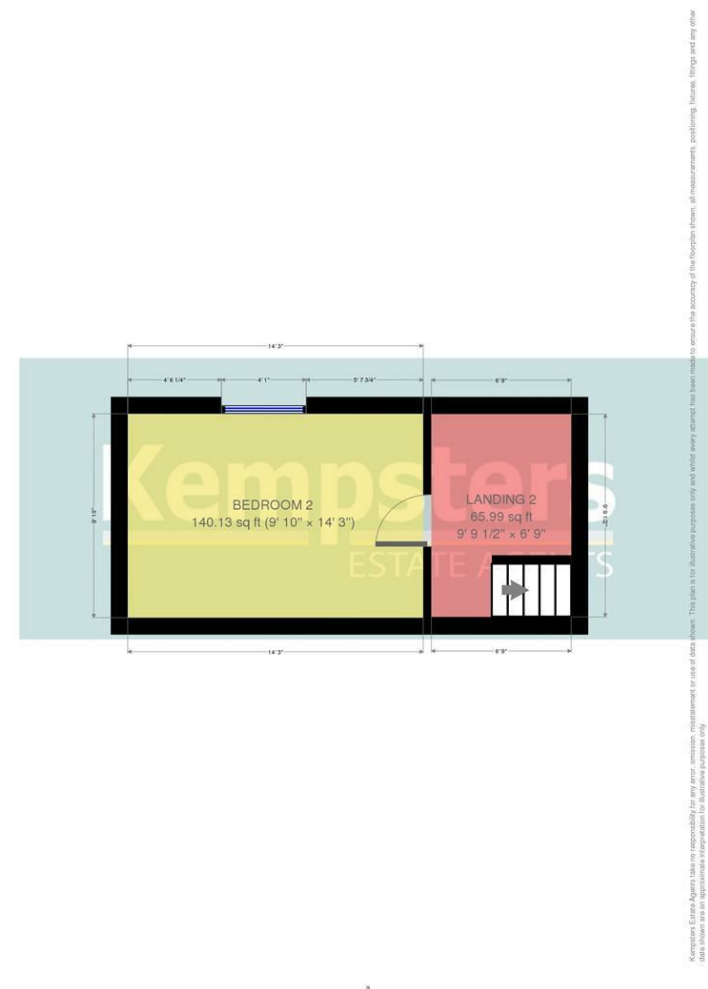
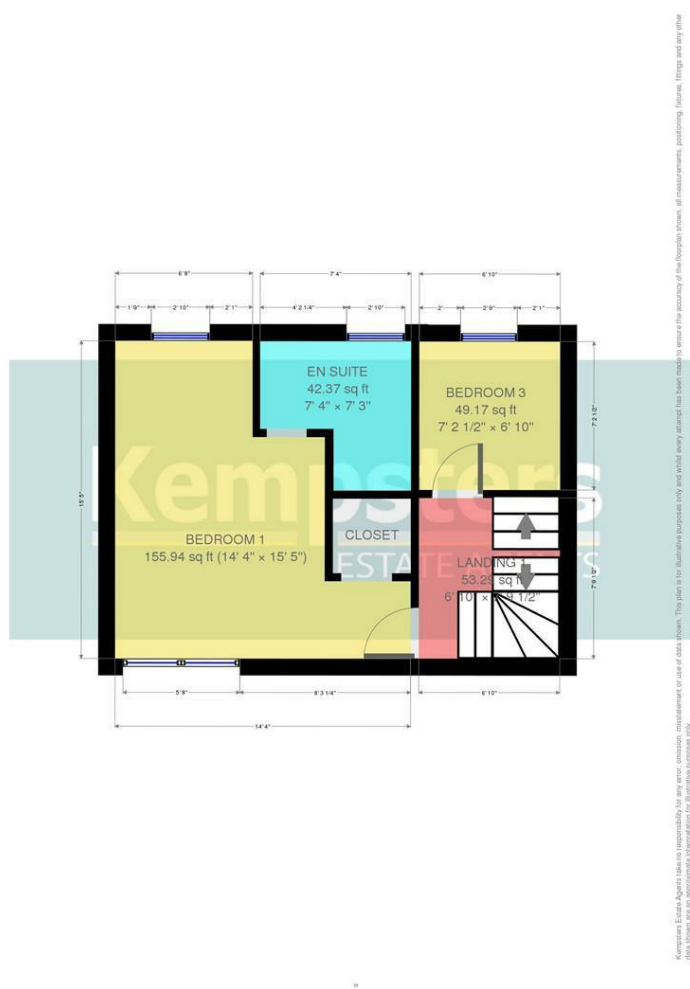
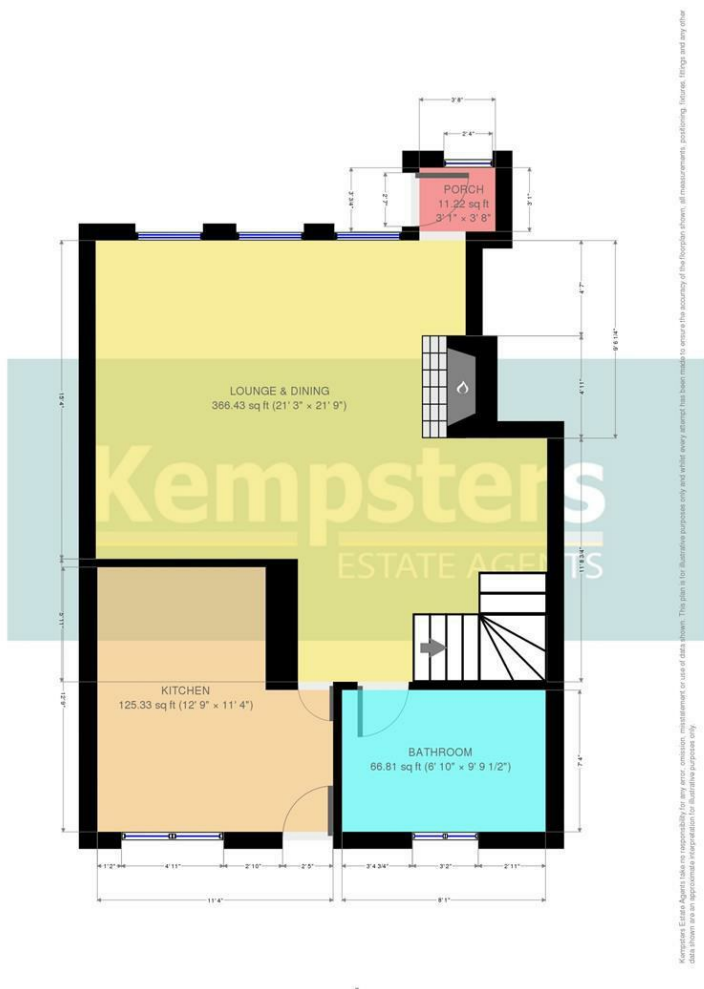
To the right of the property with two parking spaces in front. Potential for garage.











Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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