Kempsters
ESTATE AGENTS

8 Rutledge Close
Orsett RM16 3GS

3 2 2

Asking price
£377,500

This extended and well presented three double bedroom semi detached house is situated in a popular location within Orsett village. Features include a nice fitted kitchen, lounge and extended dining room, en suite to bedroom one, secluded rear garden plus garage and off road parking for three vehicles.

- Lounge 15’7 x 14’9
- Extended Dining Room 10’9 x 10’4
- Fitted Kitchen 10’8 x 8’6
- Ground Floor Cloakroom
- Bedroom One 12’4 (plus wardrobes) x 9’
- Bedroom Two 15’11 x 8’10
- Bedroom Three 10’11 x 8’3<9’
- Family Bathroom
- Secluded Rear Garden
- Garage and Three Parking Spaces

ENTRANCE HALL
Smooth plastered ceiling, access to first floor, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM
Opaque double glazed window to side, smooth plastered ceiling, suite comprising pedestal wash hand basin and low flush toilet, radiator, wood flooring.

KITCHEN
10’8 x 8’6 (3.05m’2.44m x 2.44m’1.83m)
Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, microwave, washing machine, fridge/freezer and wine cooler, partly tiled walls, radiator, power points, tiled floor.

LOUNGE
15’7 x 14’9 (4.57m’2.13m x 4.27m’2.74m)
Open plan through to dining room, smooth plastered ceiling, built-in under stairs storage cupboard, two radiators power points, fitted carpet.

EXTENDED DINING ROOM
10’9 x 10’4 (3.05m’2.74m x 3.05m’1.22m)
Double glazed window to side, double glazed French doors with matching side windows to rear, two double glazed ‘Velux’ style windows, smooth plastered ceiling with inset spotlights, radiator, power points, wood flooring.

FIRST FLOOR LANDING
Smooth plastered ceiling, access to loft space with ladder (The vendor informs us the loft is partly boarded), built-in airing cupboard housing gas central heating boiler, fitted carpet.

BEDROOM ONE
12’4 (plus wardrobes) x 9’ (3.66m’1.22m (plus wardrobes) x 2.74m’)
Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes to one wall, radiator, power points, fitted carpet.

EN SUITE
Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, shaver point, vinyl flooring.

BEDROOM TWO
15’11 x 8’10 (4.57m’3.35m x 2.44m’3.05m)
Double glazed windows to front and rear, smooth plastered ceiling, access to second loft space, two radiators, power points, fitted carpet.

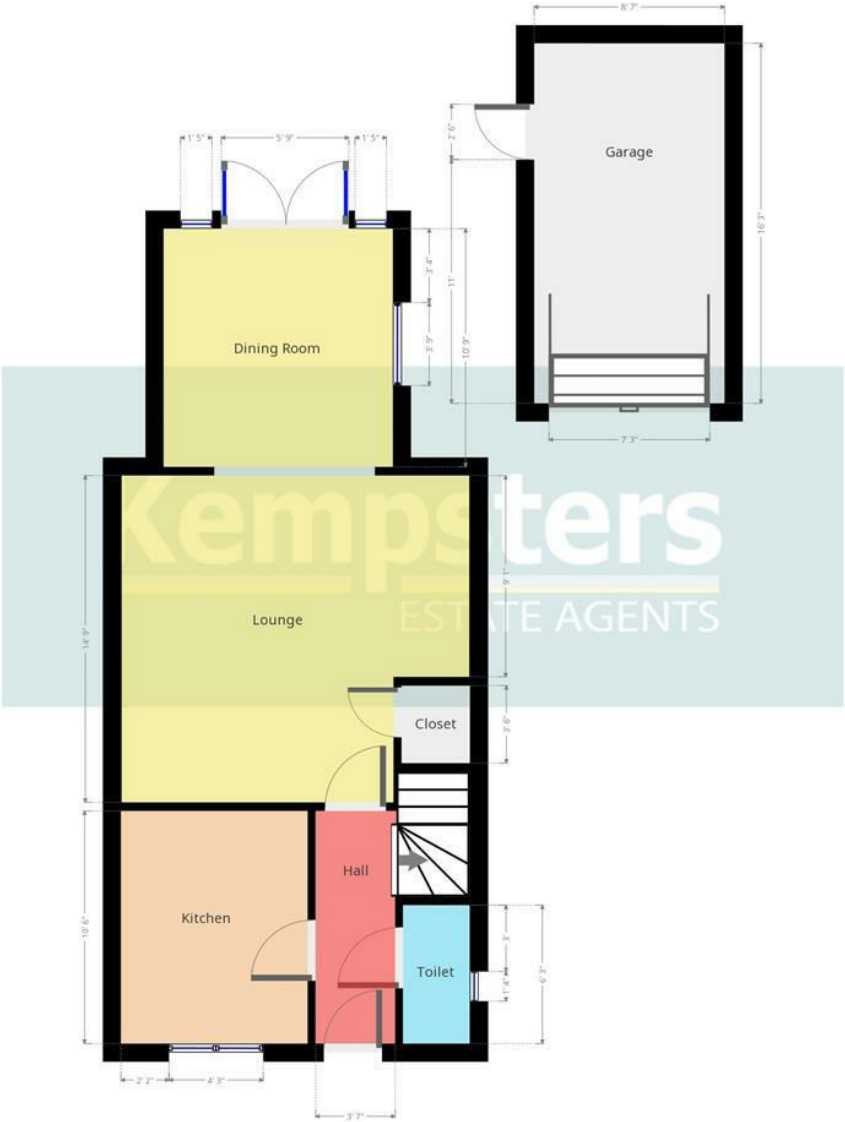
BEDROOM THREE
10’11 x 8’3<9’ (3.05m’3.35m x 2.44m’0.91m<2.74m’)
Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM
Opaque double glazed window to front, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, part tiling to three walls, shaver point, vinyl flooring.

REAR GARDEN
Small patio area, remainder laid to lawn, fence surround, timber shed. Personal door to:

GARAGE
With power and light, approached via brick paved driveway providing off road parking for two vehicles. Further allocated parking space in adjacent bay.

Coffee
Sugar
Tea
BOSCH



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This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate ...

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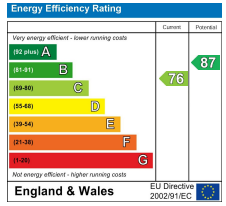

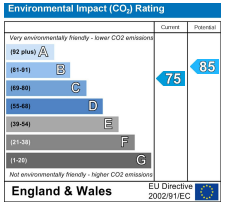

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No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com