

**FONTAINE LODGE**

**ROUTE DES CARRIERES**



**HALL \* CLOAKROOM \* KITCHEN \* LIVING/DINING ROOM \* BALCONY**

**MASTER BEDROOM with En-Suite Shower Room**

**BEDROOMS 2, 3 & 4 \* UTILITY ROOM \* INTEGRAL GARAGE \* GARDENS**

**£PRICE ON APPLICATION FREEHOLD**

**A detached family house situated in a rural setting close to the golf course. The property has recently been refurbished and has panoramic views through new double glazed units towards the fields and hills behind Essex Castle. Attractive features include a large balcony with decking which overlooks the surrounding garden and a very generous sized living room with sliding patio doors.**

**VIEWING STRICTLY BY APPOINTMENT THROUGH VENDORS AGENT**

The property is approached by a driveway with a raised walkway to first floor level leading from the balcony.

<u>ENTRANCE HALL</u>	11ft x 9ft. uPVC half glazed (obscure) front door and side panel face east. Curtains. Carpet. Ceiling light point. Smoke alarm. Thermostat. Cupboard. Carpeted staircase to ground floor.
<u>CLOAKROOM</u>	6ft 8" x 6ft. Obscure uPVC double glazed window faces east. Venetian blind. Vinyl flooring. Ceiling light point. Half tiling to walls. Coving. Radiator. W.C. Wash handbasin. Large mirror. Towel rail.
<u>KITCHEN</u>	12ft 3" x 12ft. uPVC double glazed window faces south overlooking the garden. Venetian blind. Radiator. Ceiling striplight. Vinyl flooring. Base and wall units with laminated worktops. Coving. Double stainless steel sink unit with mixer tap. Folding breakfast bar. Serving hatch. Four double power points. Cupboard with radiator and shelving. Cannon four ring gas cooker. Hotpoint Aquarius dishwasher. Hotpoint fridge/freezer. Hotpoint microwave.
<u>LIVING &amp; DINING ROOM</u>	30ft x 29ft L shaped. uPVC double glazed windows face south, and west. Curtains. Two pairs of uPVC double glazed sliding patio doors face north leading to walkway and balcony. Full length curtains. Three radiators. Three ceiling light points. Eight wall sconces. Carpet. Coving. Brick open fireplace with timber mantelpiece and slate hearth. Six double and one single power point. T.V. point. Satellite point. Balcony – 20ft 6" x 18ft. Constructed with timber and block walls. Decking.
<b>Ground Floor</b>	
<u>HALLWAY</u>	15ft x 3ft (6ft max). Radiator. Ceiling light point. Smoke alarm. Coving. Carpet. Understairs cupboard.
<u>INNER HALL</u>	9ft 6" x 7ft 6" x 3ft L shaped. Ceiling light point. Smoke alarm. Coving. Carpet.
<u>MASTER BEDROOM</u>	12ft sq. uPVC double glazed sliding patio door faces west and leads to sheltered patio. Nets and full length curtains. Pelmet. Ceiling light point. Radiator. Coving. Carpet. Four double power points. Built-in double wardrobe. Door to :
<u>En-Suite Shower</u>	6ft sq. Obscure uPVC double glazed window faces west. Venetian blind. Coving. Vinyl flooring. Fully tiled. W.C. Wash hand basin with mirror and shaver light over. Fully tiled corner walk-in shower unit with Mira shower. Ladderback radiator.
<u>BEDROOM 2</u>	11ft x 10ft. uPVC double glazed window faces south. Curtains. Radiator. Ceiling light point. Coving. Carpet. Built-in double wardrobe. Two double power points.

<u>BATHROOM</u>	7ft 6" x 7ft 6". Obscure uPVC double glazed window faces south. Venetian blind. Fully tiled. Vinyl flooring. Ceiling light point. W.C. Bath with Aqualisa shower and screen. Wash hand basin. Mirror. Ladderback radiator.
<u>BEDROOM 3</u>	11ft x 10ft. uPVC double glazed window faces south. Full length curtains and nets. Radiator. Ceiling light point. Coving. Carpet. Built-in double wardrobe. Two double power points.
<u>BEDROOM 4</u>	12ft x 8ft 6". UPVC double glazed window faces north. Full length curtains and nets. Radiator. Ceiling light point. Coving. Carpet. Built-in double wardrobe. Two double power points.
<u>UTILITY ROOM</u>	12ft x 7ft. Obscure uPVC half glazed window faces east. Vinyl flooring. Radiator. Ceiling light point. Base unit with stainless steel sink. Four double power points. Hotpoint refrigerator. Hotpoint freezer. Hotpoint Aquarius washing machine. Zanussi dryer.
<u>GARAGE</u>	20ft 6" x 18ft. Internal access from ground floor hall. Concertina folding doors with windows. Concrete floor. Two striplights. Overhead storage. Double power point. Fuse box & electricity meters. Boulter Camray boiler for oil-fired central heating. Hot water cylinder.
<b>Exterior</b>	
<u>Front Garden</u>	Hedging to north boundary. Concrete walkway. Bank with palms. Plum tree. Oil tank. Wall to western boundary. Driveway. Steps to lower level.
<u>Rear Garden</u>	Faces south. Concrete driveway to garage. Laid to lawn. Shrubbery. Low wall to eastern boundary. Patio area. Garden shed 8ft x 6ft.

Whilst every effort is taken to give a fair description the accuracy of these details cannot be guaranteed and in no way forms part of an offer or agreement.