



## Recreation Avenue Corringham SS17 9BZ

- Upvc Double Glazed Windows
- Gas Central Heating
- Amazing Fitted Kitchen/Diner 23'4 x 15'10
- Snug Lounge 16' x 12'
- Modern Ground Floor Shower Room
- Three Double Bedrooms
- Modern Bathroom With Shower
- Sweep In & Out Driveway
- Garage 18'10 x 12'9
- Sought After Location



**\*\* No Onward Chain \*\*** Looking for a property that is a little bit different and a little bit special? This uniquely styled and spacious three double bedroom character cottage style property is situated in a sought after location with views over playing fields to the front. The property is immaculately and stylishly presented with the amazing kitchen/diner offering an excellent social dining experience and with two sets of bi-fold doors opening to the rear garden. The property also offers entrance hall, lounge/dining room with feature fireplace, modern shower room with multi function shower to the ground floor and three spacious bedrooms and modern bathroom with rolled top bath and separate shower to first floor. Externally the property offers a well maintained rear garden and a sweep in and out driveway leading to oversize integral garage. One not to be missed!!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

# O.I.E.O £550,000 Freehold

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**www.connollysestates.co.uk"**

## Entrance:

Via double glazed double doors to:

## Entrance Porch:

Double glazed to three aspects. Smooth plastered ceiling. Ceramic tiled floor. Feature hardwood kentucky styled door to:

## Entrance Hall:

Smooth plastered ceiling. Built in storage cupboard. Further under stairs cupboard. Two radiators. Wooden flooring. Carpeted fully returning staircase to first floor. Doors to rooms.

## Shower Room:

Double glazed window to rear. Smooth plastered ceiling. Modern white suite comprises fully tiled shower cubicle with modern shower unit with fixed head, hand held and body jets showers. Wash hand basin set in work surface with feature monobloc mixer tap and inset low flush WC. Fully tiled walls in quality ceramics. heated towel rail. Ceiling extractor fan. Ceramic tiled floor.

## Lounge

16' 0" x 12' 0" (4.88m x 3.66m). This attractive reception room is dual aspect with woodgrain Upvc double glazed window to flank and woodgrain Upvc double glazed bay window to front, both with modern fitted wooden shutter blinds. Coving to textured ceiling. Feature Adams style fireplace with marble hearth and insert with fitted ornate stone effect electric fire. Two radiators. woodenfloor. This room is currently used as a dining room.

## Kitchen/Diner:

23' 4" x 15' 10" (7.11m x 4.83m). Dual aspect feature bi-fold doors opening to side and rear garden, with in door blinds. Smooth plastered ceiling with spotlights and large feature ceiling lantern with LED colour changing lights. Large area for seating and table and chairs with space for floor standing tv. This amazing bespoke fitted kitchen with large island unit comprises extensive range of grey two tone fitted base, wall mounted and full height units with contrasting quality composite white work surfaces and island unit surfaces with deep stainless steel sink unit, moulded drainer and modern monobloc mixer taps. Concealed shelving and pull out tray, behind roller door. Full range of integrated appliances to include two mid height "AEG" electric ovens and separate Siemens five ring ceramic induction hob with modern chimney extractor over. Further integrated "AEG" fridge/freezer and "Neff" dishwasher. Radiator. Laminate wood floor.

## Landing:

Woodgrain Upvc double glazed lead lite window to front with additional velux style window with views over playing fields. Smooth plastered ceiling with inset spotlights and access to loft space. Eaves storage cupboard. Radiator. Part wood flooring and fitted carpet. Doors to rooms.

### Bedroom Two:

12' 0" x 10' 3" (3.66m x 3.12m). Woodgrain Upvc double glazed window to rear with wooden shutter blinds. Smooth plastered ceiling. Radiator. Fitted carpet.

### Bedroom Three:

13' 2" x 10' 5" (4.01m x 3.17m). Woodgrain Upvc double glazed window to front. Smooth plastered ceiling. Fitted wardrobes to two aspects. Ornate alcove recess. Radiator. Laminate wood floor.

### Bathroom:

Velux style window to rear. Smooth plastered ceiling and walls. Spotlights to ceiling. Modern white suite comprises claw foot roll top bath with centre mixer tap, pedestal wash hand basin, low level WC. Recessed fully tiled shower cubicle with feature mains shower. Fully tiled walls to three aspects. Heated towel rail. Ceramic tiled floor.

### Bedroom One:

This principal bedroom is uniquely shaped with dual aspect woodgrain Upvc double glazed lead lite windows to front and rear. Smooth plastered ceiling and walls with inset spotlights to ceiling. Two radiators. Wooden flooring.

### Rear Garden:

The rear garden is approximately 45' in length and accessed via the kitchen/diner bi-fold doors to flank and rear, and via the additional Upvc double glazed door from kitchen/diner. The rear garden is commenced by a paved garden area with access door to garage. The majority of the garden is laid to neat lawn with borders of flowers, shrubs and small trees. Fenced boundaries to all aspects.

### Front Garden:

Laid to lawn. Feature trees and bushes, with sweep in and out block paved driveway, offering off road parking, Exterior security lighting.

### Garage:

18' 10" x 12' 9" (5.74m x 3.89m). Oversized garage with Integrated up and over door. Power and light connected with plumbing space for washing machine. Approached via sweep in and out driveway.

### Council Tax:

Thurrock Council:

Band D - £1,735.11 (Before any discount, if applicable.)

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

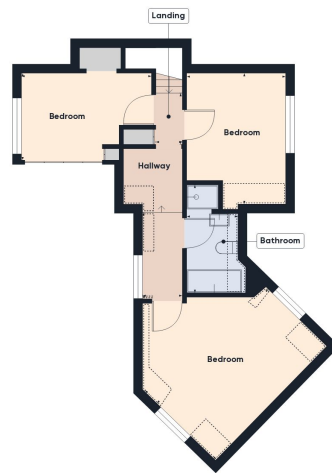
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1539.79 ft<sup>2</sup>  
143.05 m<sup>2</sup>

**Reduced headroom**

65.09 ft<sup>2</sup>  
6.05 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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