



Laburnum Drive Corringham SS17 7QF

- Four Bedrooms
- Stunning Kitchen/Diner Living Room
- Lounge with Feature Fireplace
- Utility Room
- Ground Floor Shower Room/Wc
- Gas Central Heating & Upvc Double Glazed
- Modern Bathroom with Separate Shower
- Rear Garden with Large Patio and Lawn
- Summer House/Games Room with Kitchen and Shower
- Off Road Parking for Several Vehicles



We are pleased to offer to the market this spacious four bedroom semi detached house which has been extended to rear to provide a stunning fitted kitchen/dining living space with island unit that is ideal for entertaining and a spacious lounge with feature fireplace and wood burner. The property is located in a popular residential location overlooking greensward and also offers a solidly built summer house/games room with kitchen and shower as well as off road parking for several vehicles to the front garden.

£450,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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The accommodation starts with the entrance porch which has a Upvc double glazed window to front and a door to the entrance hall with stairs to first floor and an under stairs study area. There is a doorway to the kitchen and door to the spacious lounge which features a fireplace with tiled hearth and inset wood burner to keep you warm and cosy on those cold winter evenings, double doors open to the stunning kitchen/diner with seating area. This fabulous room has two feature roof light Velux styled windows and triple bi-fold doors opening on to the rear garden and is tiled throughout in quality porcelain tiles.. The modern kitchen is fitted in an extensive range of white hi gloss base, wall mounted and full height units with a matching island unit with breakfast bar and inset induction ceramic hob. Two integrated mid height ovens, fridge freezer and full height ovens are housed in the bank of full height units to one aspect, there is also an additional integrated dishwasher. Quartz work surfaces and inset sink unit with "Kettle" hot tap add to the delight of this well planned kitchen. This spacious living space also offer room for a dining table and chairs and a living area with space for sofas and chairs ideal for entertaining guests. The ground floor accommodation also offers a separate utility room with modern fitted cupboards and sink unit and space for two appliances and a shower room/wc which is currently in the process of being finalised.

To the first floor this home is well planned and offers four bedrooms, two with views over greensward to the front. The bathroom is fully tiled in modern ceramics and the modern white suite comprises separate shower cubicle with electric shower, panelled bath, pedestal wash hand basin and low level wc. Floor is also tile in quality ceramics. The property additionally benefits from Upvc double glazing and gas central heating.

To the exterior there is a pleasant rear garden which is of a good size and offers a lawned area with large patio/seating area. Fenced boundaries with wide side access to front garden.

The patio area leads to solidly built summer house/games room with Upvc double glazed doors and window which offers a range of possibilities with seating/games area, kitchen with fitted cupboards and sink unit and fully tiled shower room with modern white shower cubicle with mains shower, vanity wash hand and low level wc. The entire floor is tiled in quality porcelain tiles.

The front garden is shingled and provides off road parking for several vehicles.

Entrance Hall:

Lounge:

18' 6" x 11' 11" (5.64m x 3.63m) with feature fireplace and log burner

Kitchen/Diner/Living Area:

23' 9" x 19' 4" (7.24m x 5.89m) Amazing Room

Utility Room:

7' 5" x 6' 8" (2.26m x 2.03m)

Ground Floor Shower Room:**Landing:****Bedroom One:**

11' 10" x 8' 4" (3.61m x 2.54m)

Bedroom Two:

12' 9" x 6' 9" (3.89m x 2.06m)

Bedroom Three:

9' 10" x 8' 3" (3.00m x 2.51m)

Bedroom Four:

7' 4" x 6' 5" (2.24m x 1.96m)

Bathroom/wc

11' 2" x 5' 5" (3.40m x 1.65m) With separate shower cubicle

Rear Garden:

Approx 40' rear garden

Summer House/Games Room

19' 0" x 10' 9" (5.79m x 3.28m) with lounge, kitchen and shower room

Front Garden:

Off road parking for several vehicles

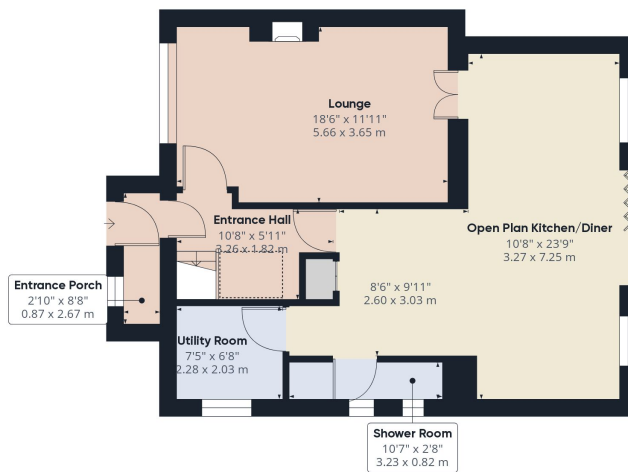
Council Tax:

Thurrock Council

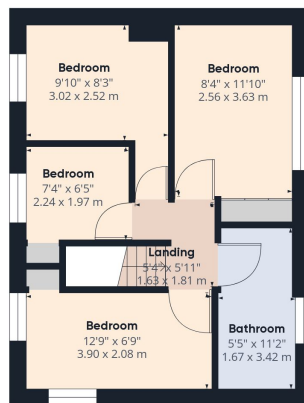
Band D (£2040.66 per annum)

Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers/tenants arrange for a qualified person to check all appliances/services before legal commitment



Floor 0 Building 1



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Approximate total area⁽¹⁾

1176.79 ft²
109.33 m²

Reduced headroom

12.47 ft²
1.16 m²

(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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