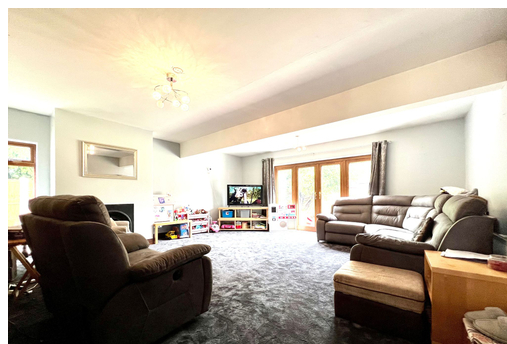




Vincent Close Corringham SS17 7QL

- Oak Effect Upvc Double Glazed Windows
- Gas Central Heating
- Imposing Entrance Hall
- Spacious Lounge
- Re-Fitted Wren Kitchen/Diner
- Four Spacious Bedrooms
- Refitted Ground and First Floor Shower Rooms
- Utility Room
- Impressive Rear Garden
- Large Garage With Annex Potential (STP) & Separate Access



Guide Price: £525,000 - £550,000

Connollys are delighted to offer to the market this well presented and spacious four bedroom chalet bungalow which benefits from a large rear garden and a large (500 Sq ft Approx) detached garage to rear with own separate access, offering potential for an annex or garage with room above, subject to planning permission. Internally the property has recently undergone many improves with stunning "Wren" fitted kitchen/diner, re-fitted utility room and two re-fitted and modern shower rooms. Offering a variety of possibilities, and being located in a sought after cul-de-sac position an early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	78

England, Scotland & Wales

EU Directive 2002/91/EC

O.I.E.O £525,000 Freehold

"To view the full sales particulars,

please visit our website:

www.connollysestates.co.uk"

Entrance:

Via Oak woodgrain Upvc double glazed door to:

Entrance Hall:

Impressive reception area approx. 14' 4" x 14' 3" (4.37m x 4.34m) Oak woodgrain Upvc double glazed window to front. Smooth plastered ceiling. Radiator. Parquet effect flooring.. Eye catching balustrade staircase to first floor gallery landing. Doors to accommodation.

Lounge:

19' 0" x 18' 10" (5.79m x 5.74m) Oak woodgrain Upvc double glazed full height window to flank. Matching oak woodgrain Upvc double glazed french doors with matching full height side windows to rear. Smooth plastered ceiling. Ornate cast iron fireplace. Radiator. Fitted carpet.

Fitted Kitchen/Diner

19' 0" x 12' 8" (5.79m x 3.86m) Oak woodgrain Upvc double glazed window to rear and matching oak woodgrain Upvc double glazed french doors to rear. Part vaulted ceiling with Velux style windows and smooth plastered ceiling with inset spotlights. Recently installed (March 2022) Wren Fitted kitchen comprises range of base level pebble grey hi gloss units to two aspects incorporating pan size drawers, with contrasting work surface areas over with inset stainless steel one and a half bowl single drainer sink unit. Matching range of wall mounted units to one aspect with further separate range of wall mounted full height units to opposite wall. Modern splash backs. Range cooker with brick canopy and extractor fan. Integrated dishwasher and freezer. Tiled splash backs. Modern open shelving. Radiator. Space for table and chairs. Parquet effect flooring. Door to:

Utility Room:

Oak woodgrain Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Range of fitted cupboards to one aspect with open shelving above. Appliance space with plumbing for washing machine. Wall mounted Combi boiler serving central heating and domestic hot water systems. Parquet effect flooring.

Bedroom Two:

13' 8" x 11' 8" (4.17m x 3.56m) Oak woodgrain Upvc double glazed bay window to front. Coving to smooth plastered ceiling. Radiator. Laminate wood flooring.

Bedroom Three:

13' 8" x 11' 0" (4.17m x 3.35m) Obscured woodgrain Upvc double glazed window to front. Smooth plastered ceiling. Radiator. Laminate wood flooring.

Shower Room:

Refitted in April 2022. Skylight window. Smooth plastered ceiling. Modern white suite comprises oversize walk in shower cubicle with drench and hand held shower heads. Wash hand basin set in modern unit below. Low level WC. Fully tiled in modern ceramics. Heated towel rail. LED illuminated storage mirror. Ceramic tiled flooring.

Galleried Landing:

Balustrade overlooking hallway. Smooth plastered ceiling. Parquet effect flooring. Doors to rooms.

Bedroom One with Dressing Area

17' 3" x 15' 4" (5.26m x 4.67m)(Max) Oak woodgrain Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights and light fitting. Eaves storage cupboard. Fitted wardrobes with sliding mirror doors to two aspects. Range of matching drawer units. Further cupboard space. Fitted carpet. (NB: there is potential to add an en-suite into the dressing area as this is room is directly next to the shower room.)

Bedroom Four

13' 2" x 9' 9" (4.01m x 2.97m)(Max) Oak woodgrain Upvc double glazed window to rear. Smooth plastered ceiling. Radiator. Laminate wood flooring.

Shower Room:

Refitted April 2022. Obscured oak woodgrain Upvc double glazed window to rear. Smooth plastered ceiling. Modern white suite comprises wash hand basin set in cupboard below. Low level WC. Walk in shower cubicle with drench and hand held shower heads.. Fully tiled in modern quality ceramics to shower area and one wall half tiled in matching ceramics. Heated towel rail. Ceramic tiled flooring.

Rear Garden:

The impressive large rear garden is commenced by recently laid paved patio area. Remainder of the garden is predominantly laid to lawn with newly fenced boundaries. Summerhouse 12'8 x 9'2 (Electric connected and has Upvc double glazed window to flank. Upvc double glazed full height window and door to front). Outside tap. Access to garage/workshop at end of garden. Side pedestrian access with gate to:

Front Garden:

Block paved providing off road parking with small lawned area.

Double Garage/Workshop:

20' 6" x 30' 10" (6.25m x 9.40m) Offering potential for an annex or garage with rooms over as well as a large garage/workshop, subject to planning permission as the property also benefits from its own independent drive way accessed via Giffords Cross Road. This property is also on its own separate Title Deed but is included in the sale price.

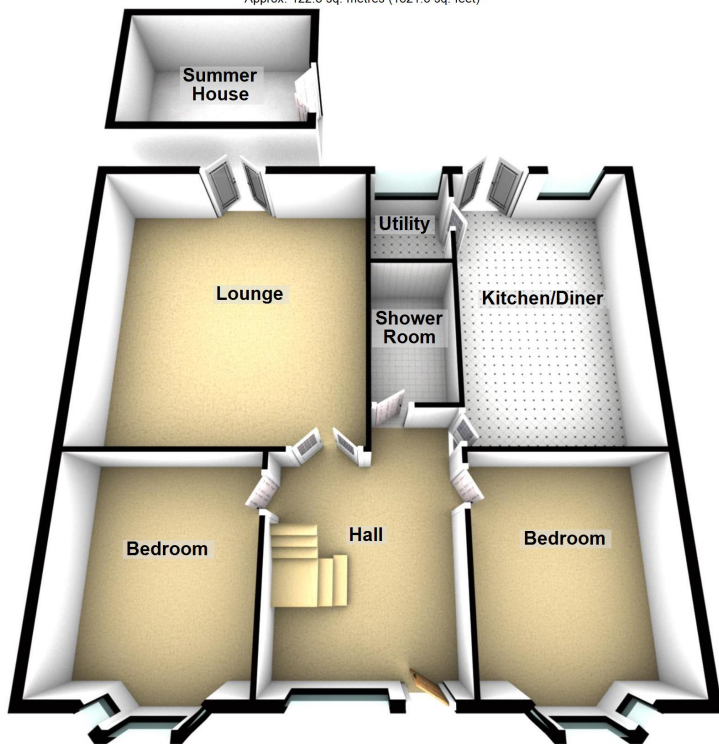
Council Tax:

Thurrock Council:

Band D £1,735.11 per annum (Before discounts, if applicable).

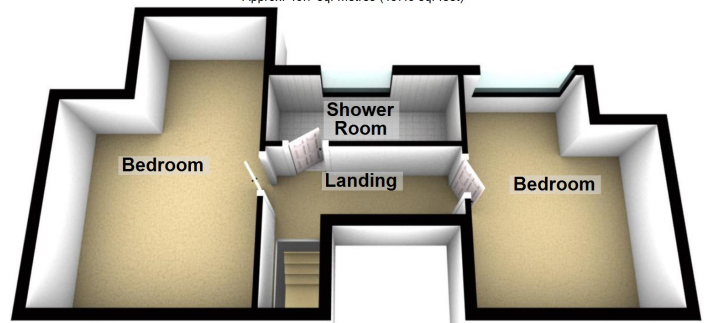
Ground Floor

Approx. 122.8 sq. metres (1321.5 sq. feet)



First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 163.4 sq. metres (1759.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. While 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 interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD
Plan produced using PlanUp.