

Crofton Avenue Corringham SS17 7TD



- Four Bedrooms
- Upvc Double Glazed
- Gas Central Heating
- Spacious Modern Lounge 20'1 x 14'7
- Modern Fitted Kitchen 13' x 12'
- Dining Room 8'8 x 8'
- Modern Fully Tiled Shower Room
- Ground Floor WC
- Approx 65' Rear Garden With Feature Swimming Pool
- Off Road Parking for Several Vehicles



Connollys are delighted to offer to the market this four bedroomed end house which is immaculately presented with a host of modern improvements on a good size plot with the added benefit of a swimming pool with spa and resistance swimming features. The excellent accommodation on offer comprises spacious lounge, dining room, modern refitted kitchen with quality integrated appliances, ground floor wc and four double bedrooms and modern shower room to the first floor. The rear garden is approx 65' in length with feature swimming pool with sandstone terrace and artificial lawn and the front garden provides off road parking for several vehicles. The property is located in a popular location close to schools and bus routes and a short walk from Corringham town centre and would make the ideal family home.

O.I.E.O £500,000 Freehold

**"To view the full sales particulars,
please visit our website:
www.connollysestates.co.uk"**

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

Entrance:

Via Upvc double glazed lead lite double doors to:

Porch:

Upvc double glazed to three aspects. Smooth plastered ceiling. Ceramic tiled floor. Upvc double glazed lead lite door with side lite to:

Entrance Hall:

Coving to smooth plastered ceiling. Under stairs storage. Panelled walls to half height ceramic tiled floor. Carpeted staircase with balustrade with stainless steel spindles. Doorway to kitchen and dining room. Door to:

Lounge/Diner

20' 1" x 14' 7" (6.12m x 4.45m)(Narrowing to 13'6") Upvc double glazed window to front. Upvc double glazed sliding patio doors to rear. Coving to smooth plastered ceiling with two ornate ceiling roses. Chimney breast with inset modern electric log effect fire. Two radiators. Laminate wood floor.

Dining Room:

8' 8" x 8' 0" (2.64m x 2.44m) Upvc double glazed window to front. Coving to smooth plastered ceiling. Spacious built in cupboard. Radiator. Ceramic tiled floor with under floor heating. Open aspect to:

Fitted Kitchen:

13' 0" x 12' 0" (3.96m x 3.66m) Upvc double glazed window to rear. Smooth plastered ceiling with inset spotlights. Fitted in a quality range of modern ivory base level units, with led plinth lighting, to three aspects with composite slate effect work surfaces over with inset double bowl sink unit and double drainer. Matching range of wall mounted and base level units incorporating "Neff" mid height oven and microwave oven, with "Zanussi" induction hob. and extractor hood. Additional integrated full height fridge and washing machine. Modern splash back panelling. Further matching drawer unit with matching work surface over and cupboards above. Ceramic tiled flooring with underfloor heating. Door to:

Inner Hall:

Smooth plastered ceiling. Built in pantry cupboard. Ceramic tiled floor. Upvc double glazed door to flank. Door to:

Ground Floor WC:

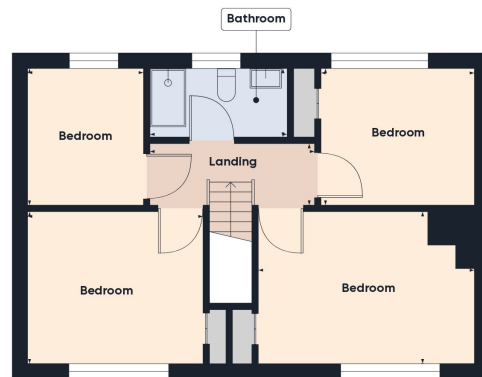
Obscured Upvc double glazed window to flank. Textured ceiling. Fully tiled walls. Low level WC. Radiator. Ceramic tiled floor.

Landing:

Coving to smooth plastered ceiling. Access to large loft space with potential for conversion,. subject to local authority agreement. Half panelled walls. Fitted carpet.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1151.28 ft²
106.96 m²

(1) Excluding balconies and terraces

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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