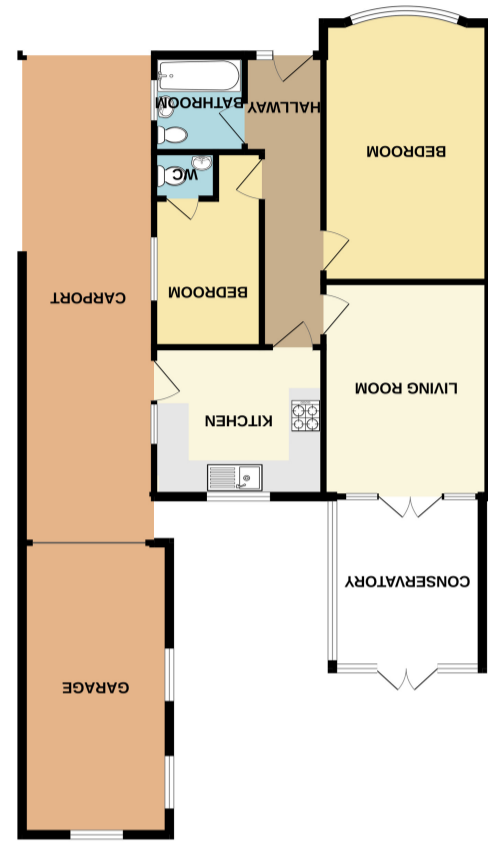
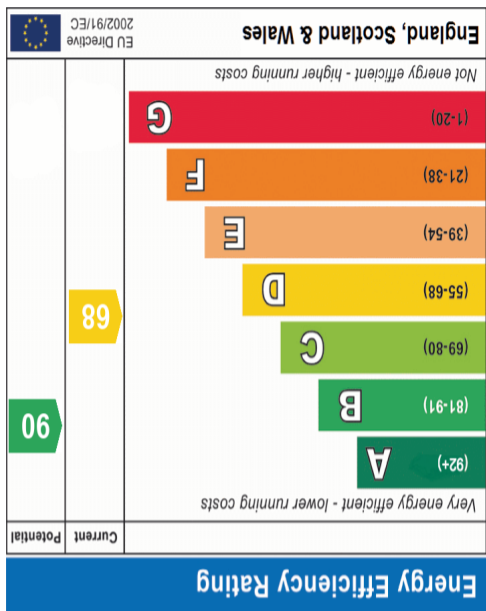


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1127 sq ft (104.7 sq m) approx.
Made with Mapbox 2024



GROUND FLOOR 1127 sq ft (104.7 sq m) approx.





PROPERTY FRONTAGE

An attractive property front; Multi-Vehicle Crazy-Paved Driveway; Side Access Double Gates to Carport, leading to Garage and Rear Garden.

HALLWAY

19' 3" x 3' 10" (5.87m x 1.17m) Tapers to 3' 0" Light, Bright, and Welcoming Hallway, with doors leading to: Bedrooms, Bathroom, Living Room, and Kitchen. Loft Ladder to Fully Insulated and Partly Boarded Loft. The boiler is housed in the loft space, installed in 2015 and serviced annually.

LIVING ROOM & CONSERVATORY

LIVING ROOM 13' 6" x 10' 4" (4.11m x 3.15m)
CONSERVATORY 10' 9" x 10' 9" (3.28m x 3.28m)

A lovely flow from the living room into the conservatory bringing you a spacious living area and dining with gorgeous rear garden views. Added to the property, this conservatory was built in 2017 and offers an abundance of natural light throughout. Vertical blinds to windows and French doors plus shades to windows above.

KITCHEN

10' 9" x 9' 4" (3.28m x 2.84m) Spacious and Modern Kitchen with Breakfast Area. Ample Wall and Base Units with Under-Cabinet Ambient Lighting. Space and Plumbing for Washing Machine and Dishwasher. Roll Top Worktops; Mixer Tap to Composite Sink; Tiled Splashbacks. Plenty of Natural Light benefiting from Windows to Side and Rear Aspect; Door to Side Access.

BEDROOM ONE

17' 5" x 10' 6" (5.31m x 3.20m) Huge double bedroom to front aspect. Plenty of space for your bedroom suite and boasts: Four Double Fitted Robes.

BEDROOM TWO

12' 4" tapers to 9' 4" x 6' 10" (3.76m x 2.08m) Double bedroom with window to side aspect; Useful wall units for additional storage space.

BEDROOM TWO EN-SUITE WC 3' 10" x 2' 8" (1.17m x 0.81m)

Two piece suite comprising of: Low Level WC and Vanity Basin. Chrome Towel Radiator; Wall Mounted Mirror; Extractor Fan.

BATHROOM

6' 4" x 6' 0" (1.93m x 1.83m) Sparkling Clean, Fully Tiled to Walls. Recently upgraded to a modern, white three piece suite comprising of: Chrome Taps to Bath; Rainfall shower attachment; Shower Screen to Bath; Mixer Tap to Basin; Vanity Unit; Wall-Mounted Mirrored Cabinet and Glass Shelf; Low Level WC.

GARDEN

West Facing Rear Garden, approximate depth of 45ft. Paved Patio for Al Fresco Dining and Entertaining; Colourful Flowers and Shrub Borders; Easy to Maintain Faux Grass; Fully Fenced; Absolute Privacy. This really is a delightful garden to be enjoyed, to relax in, or, to entertain.

CAR PORT

28' 8" x 7' 9" (8.74m x 2.36m) The property has the added bonus of a 28 ft crazy-paved car port, leading to the garage/workshop.

SOUTHEND COUNCIL TAX

BAND C

