



## Larkwood Road Corringham SS17 9DD

- Gas Central Heating
- Upvc Double Glazed
- Lounge 16'2 x 14'4
- Modern Fitted Kitchen 15' x 9'1
- Sitting/Dining Room 16'3 x 9'4
- Four Bedrooms
- Modern Bathroom
- Corner Plot
- Rear Garden with Vehicular Access
- Off Road Parking



**\*\* No Onward Chain \*\*** Connollys are pleased to offer to the market this extended four bedroom house which also has a loft conversion and offers spacious family accommodation. The property is situated in a popular Old Corringham location within easy reach of the sought Corringham Primary School and local shops are also close by. The property offers gas central heating and Upvc doubled glazing, with entrance hall, cloakroom/wc, modern fitted kitchen, lounge with open fireplace and gas fire and dining sitting room to the ground floor with three bedrooms and modern family bathroom to the first floor. The loft has been converted and offers a spacious fourth bedroom or study and is accessed via a fully returning staircase from the landing. The property also benefits from a pleasant rear garden with summer house and rear vehicular access and off road parking is provided to the front. The property is offered with no onward chain and viewing is recommended.

## Offers Over £400,000 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Entrance:

Via feature composite door with double glazed inserts and Upvc double glazed side lite to:

### Entrance Hall:

Coving to smooth plastered ceiling with inset spotlights. Radiator. Doors to lounge, kitchen and to:

### Ground Floor WC:

Obscured Upvc double glazed window to front. Coving to smooth plastered ceiling. Suite comprises low flush WC and wash hand basin. Radiator. Laminate wood flooring.

### Kitchen:

15' 0" x 9' 1" (4.57m x 2.77m) Upvc double glazed window to rear. Coving to smooth plastered ceiling with inset spotlights. Modern fitted kitchen comprises range of cream base level units to three aspects with modern contrasting work surfaces and up stands over. Inset stainless steel single drainer sink unit with monobloc mixer taps. Integrated stainless steel AEG electric oven and AEG five ring gas hob with Bosch chimney extractor. Tiled splash back area. Further integrated dishwasher. Matching range of wall mounted units to two aspects.

Utility area with wall mounted units over with shelving and work surface area with appliance space below and space for upright fridge/freezer. Tile effect flooring with underfloor heating. Upvc double glazed door to side.

### Lounge:

16' 2" x 14' 4" (4.93m x 4.37m) Two Upvc double glazed windows to front. Coving to smooth plastered ceiling. Open fireplace with tiled hearth with ornate fitted gas fire. Storage cupboard. Two Radiators. Laminate wood flooring. Stairs to first floor. Double doors to:

### Sitting Room/Diner:

16' 3" x 9' 4" (4.95m x 2.84m) Upvc double glazed window and matching Upvc double glazed french doors and full height window to rear. Coving to textured ceiling. Radiator. Vinyl tiled floor.

### Landing:

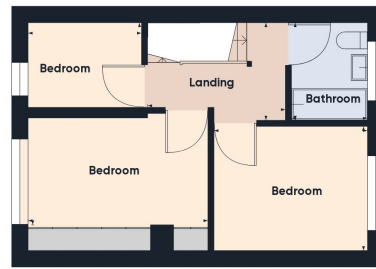
Coving to smooth plastered ceiling. Fitted carpet. Stairs to second floor bedroom. Doors to rooms:

### Bathroom/WC:

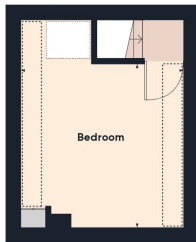
Obscured Upvc double glazed window to rear. Suspended ceiling with inset spotlights. White suite comprises panelled p'shaped bath with modern shower and curved shower screen. Shaped pedestal wash hand basin and low flush WC. Fully tiled walls in two tone ceramics. Chrome heated towel rail. Ceramic tiled floor.



Floor 0



Floor 1



Floor 2

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

1150.74 ft<sup>2</sup>  
106.91 m<sup>2</sup>

**Reduced headroom**

43.06 ft<sup>2</sup>  
4 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.

**GIRAFFE 360**