



Kempsters
ESTATE AGENTS

21 Newburgh Road
Little Thurrock Grays RM17 6UG

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Offers in the region of
£335,000

This three bedroomed detached house is situated in a popular location within walking distance of Grays town centre and is offered with no onward chain.

Features include a through lounge, dining room, kitchen, en suite to bedroom one, west facing rear garden plus garage via own driveway.



- Lounge 16'8 x 10'4
- Dining room 9'2 x 8'
- Kitchen 9'2 x 8'4
- Ground floor cloakroom
- Bedroom one 11'9 x 9'4 with en suite
- Bedroom two 10'7 x 9'2
- Bedroom three 10'7 x 7'2
- Family bathroom
- West facing rear garden approx 40'
- Garage via own driveway

ENTRANCE HALL

Accessed via door with opaque double glazed inserts, smooth plastered ceiling, access to first floor, built-in storage cupboard, radiator, power points, wood flooring.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to front, smooth plastered ceiling, suite comprising wash hand basin and low flush wc, radiator, wood flooring.

LOUNGE

16'8 x 10'4 (5.08m x 3.15m)

Double glazed window to front, double glazed French doors with matching side windows, lead to rear garden, smooth plastered ceiling, two radiators, feature fireplace, power points, wood flooring.

DINING ROOM

9'2 x 8'0 (2.79m x 2.44m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, wood flooring.

KITCHEN

9'2 x 8'4 (2.79m x 2.54m)

Double glazed window to rear, half opaque double glazed door to side, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for fridge/freezer, space for washing machine and slimline dishwasher, wall mounted gas central heating boiler, partly tiled walls, power points, tiled floor.

FIRST FLOOR LANDING

Double glazed window to rear, smooth plastered ceiling, access to loft space, built-in airing cupboard, power points, wood flooring.

BEDROOM ONE

11'9 x 9'4 (3.58m x 2.84m)

Double glazed window to front, smooth plastered ceiling, range of fitted wardrobes with matching bridging units, bedside cabinets and dressing unit, radiator, power points, wood flooring.

EN SUITE

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush wc, radiator, tiled floor.

BEDROOM TWO

10'7 x 9'2 (3.23m x 2.79m)

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes with mirrored doors, radiator, power points, wood flooring.

BEDROOM THREE

10'7 x 7'2 (3.23m x 2.18m)

Double glazed window to front, smooth plastered ceiling, range of fitted wardrobes with mirrored doors, radiator, power points, wood flooring.



BATHROOM

6'7 x 6'6 (2.01m x 1.98m)

Opaque double glazed window to front, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, radiator, partly tiled walls, tiled floor.

WEST FACING REAR GARDEN

in excess of 40' (in excess of 12.19m)

Brick paved patio area, lawn area with shrub and conifer borders, timber shed.

DETACHED GARAGE

16'8 x 8'0 (5.08m x 2.44m)

Approached via own driveway providing off road parking for two vehicles.

FRONT GARDEN

Brick paved.







Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92-100 (A)	70	75
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	49-54 (E)		
	41-48 (F)		
	31-40 (G)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	92-100 (A)	67	72
	81-91 (B)		
	69-80 (C)		
	55-68 (D)		
	49-54 (E)		
	41-48 (F)		
	31-40 (G)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	