





**This lovely three bedroomed semi detached house is situated in a popular cul-de-sac location close to local shops, school and c2c rail station. The property has been maintained to a high standard throughout and features include an open plan lounge and dining area, fitted kitchen, conservatory, low maintenance garden plus garage and parking.**



- Lounge 16'11 x 10'11
- Dining area 11'10 x 10'
- Fitted kitchen 10'10 x 6'8
- Conservatory 10' x 10'
- Bedroom one 13'2 x 10'11
- Bedroom two 10'1 x 10'
- Bedroom three 9'7 x 7'11
- Stylish shower room
- Lovely low maintenance garden approx 33'
- Garage and parking



### ENTRANCE PORCH

Double glazed window to side, radiator, tiled floor. Multi panel door leads to:

### DINING AREA

11'10 x 10' (3.61m x 3.05m)

Double glazed bow window to front, coved and smooth plastered ceiling, two radiators, oak flooring. Open plan to:

### LOUNGE

16'11 x 10'11 (5.16m x 3.33m)

Double glazed patio doors lead to conservatory, coved and smooth plastered ceiling, access to first floor, fitted 'living flame' gas fire, radiator, power points, oak flooring.

### FITTED KITCHEN

10'10 x 6'8 (3.30m x 2.03m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, integral dishwasher, space for large fridge/freezer, space for washing machine, partly tiled walls, power points, tiled floor.

### CONSERVATORY

10' x 10' (3.05m x 3.05m)

Double glazed windows to rear and sides, double glazed French doors lead to rear garden, radiator, power points, tiled floor with under floor heating.

### FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, power points, fitted carpet.

### BEDROOM ONE

13'2 x 10'11 (4.01m x 3.33m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

### BEDROOM TWO

10'11 x 10' (3.33m x 3.05m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.



### BEDROOM THREE

9'7 x 7'11 (2.92m x 2.41m)

Double glazed window to front, textured ceiling, fitted double cupboard, radiator, power points, fitted carpet.

### SHOWER ROOM

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

### REAR GARDEN

in excess of 33' (in excess of 10.06m)

Immediate brick paved patio area, decorative slate bed with stepping stones leading to raised decking area with lighting, fence surround, workshop/shed with power and light, rear pedestrian access. Side access leads to:

### FRONT GARDEN

Brick paved providing off road parking for three vehicles and leading to:

### PART INTEGRAL GARAGE

With electric roller door, power and light.









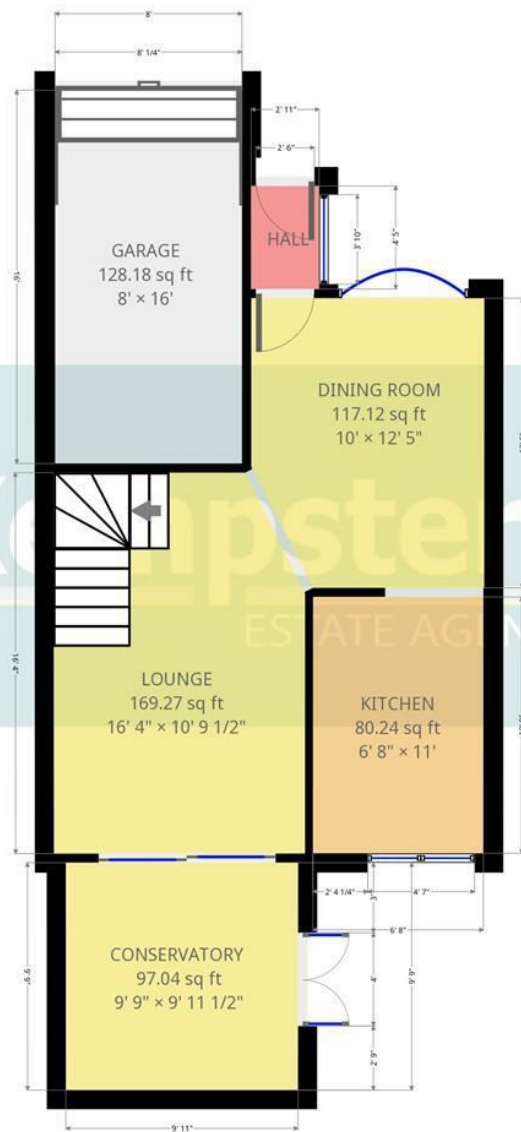




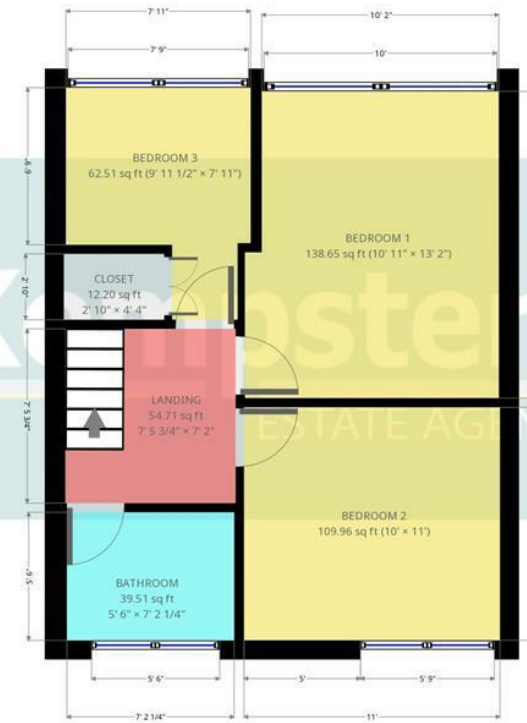








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