



**Kempsters**  
ESTATE AGENTS

7 Clarkebourne Drive  
Little Thurrock Grays RM17 6ET

3 1 1

Offers in the region of  
**£264,000**



**This spacious three bedroomed house is situated in a walkway position within the popular area of Little Thurrock. Features include a spacious lounge, L-shaped kitchen/breakfast room, south facing rear garden plus garage and parking.**



- Lounge 18'5 x 10'10
- L-shaped kitchen/breakfast room 17'2 x 4'10 plus 7'1 x 5'3
- Bedroom one 12'6 x 10'10
- Bedroom two 11'1 x 10'10
- Bedroom three 8'11 x 6'2
- Bathroom
- South facing rear garden approx 36'
- Garage and parking



### ENTRANCE PORCH

Window and door to front, carpet. Door with opaque glazed inserts leads to:

### ENTRANCE HALL

Textured ceiling, access to first floor, radiator, fitted carpet.

### LOUNGE

18'5 x 10'10 (5.61m x 3.30m)

Double glazed window to front, borrowed light window from kitchen/breakfast room, textured ceiling, radiator, wall mounted pebble effect fire, power points, fitted carpet.

### L-SHAPED KITCHEN/BREAKFAST ROOM

17'2 x 4'10 plus 7'1 x 5'3 (5.23m x 1.47m plus 2.16m x 1.60m)

Double glazed windows and double glazed door lead to rear garden, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, integrated space for fridge/freezer, space for washing machine, built-in under stairs storage cupboard, radiator, power points, vinyl floor tiles.

### FIRST FLOOR LANDING

Textured ceiling, access to loft space, fitted carpet.

### BEDROOM ONE

12'6 x 10'10 (3.81m x 3.30m)

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

### BEDROOM TWO

11'1 x 10'10 (3.38m x 3.30m)

Double glazed window to rear, textured ceiling, built-in airing cupboard, range of fitted wardrobes, radiator, power points, fitted carpet.



### BEDROOM THREE

8'11 x 6'2 (2.72m x 1.88m)

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

### BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, tiled walls, radiator, vinyl floor covering.

### SOUTH FACING REAR GARDEN

in excess of 36' (in excess of 10.97m)

Lawn area, car port accessed via gates at rear.

### GARAGE

Approached via rear vehicular access.

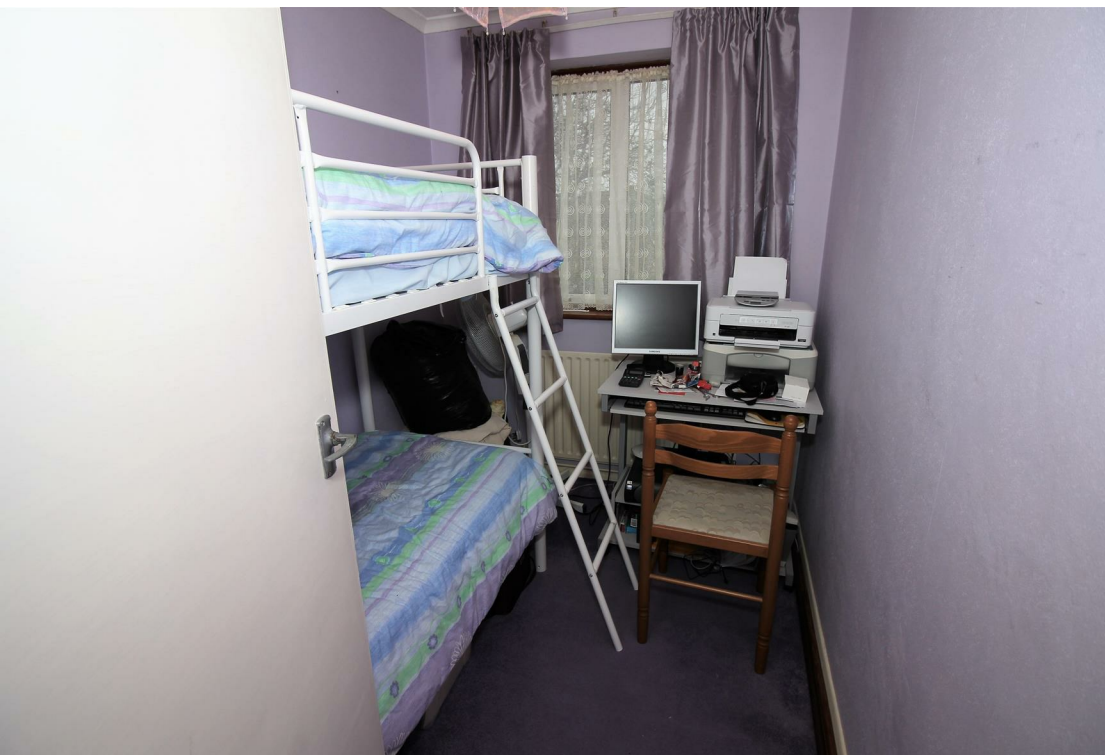
### FRONT GARDEN

Laid to lawn with dwarf wall and fence surround.

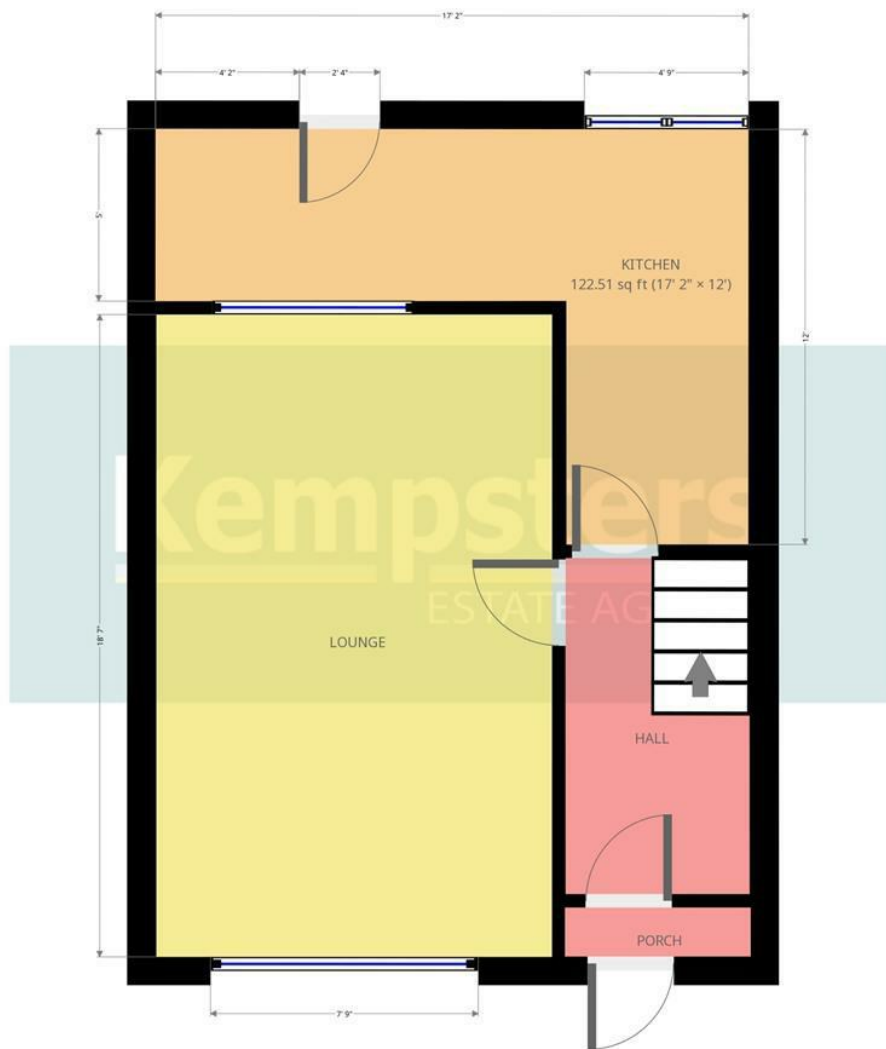












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation.



Kempsters Estate Agents take 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.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy, Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

