



This well presented three bedroomed house is situated within easy walking distance of local shops, schools and c2c rail station. Features include a large fitted kitchen/breakfast room, bright lounge, stylish bathroom and approx 30' rear garden. This property is a Leca Plan concrete construction.



- Gas central heating
- Double glazing
- Lounge 15'11 x 9'1
- Fitted kitchen/breakfast room 16' x 9'11
- Ground floor cloakroom
- Bedroom one 15'11 x 9'1
- Bedroom two 10'5 x 9'4
- Bedroom three 6'7 x 6'4
- Stylish bathroom
- Rear garden approx 30'



ENTRANCE PORCH

Accessed via partially opaque double glazed door with matching side window, textured ceiling, built-in storage cupboard, tiled floor. Partially double glazed door leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, access to first floor, under stairs storage area, two large built-in storage cupboards, radiator, power points, laminate floor.

GROUND FLOOR CLOAKROOM

Coved and textured ceiling, suite comprising wash hand basin and low flush wc, small storage cupboard, vinyl floor covering.

KITCHEN/BREAKFAST ROOM

16' x 9'11 (4.88m' x 2.74m'3.35m)

Double glazed window to front, coved and smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer, space for washing machine and tumble dryer, wall mounted gas central heating boiler, part tiling to three walls, radiator, power points, tiled floor. Open plan through to:

LOUNGE

15'11 x 9'1 (4.57m'3.35m x 2.74m'0.30m)

Double glazed window and double glazed patio doors lead to rear garden, coved and smooth plastered ceiling, radiator, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling with inset spotlights, access to loft space, built-in airing cupboard, power point, fitted carpet.

BEDROOM ONE

15'11 x 9'1 (4.57m'3.35m x 2.74m'0.30m)

Two double glazed windows to front, coved and textured ceiling, two fitted double wardrobes, radiator, power points, fitted carpet.



BEDROOM TWO

10'5 x 9'4 (3.05m'1.52m x 2.74m'1.22m)

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

BEDROOM THREE

6'7 x 6'4 (1.83m'2.13m x 1.83m'1.22m)

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

BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent

shower unit above, shower screen, wash hand basin and low flush wc, tiling to bath area, heated towel rail, tiled floor.

REAR GARDEN

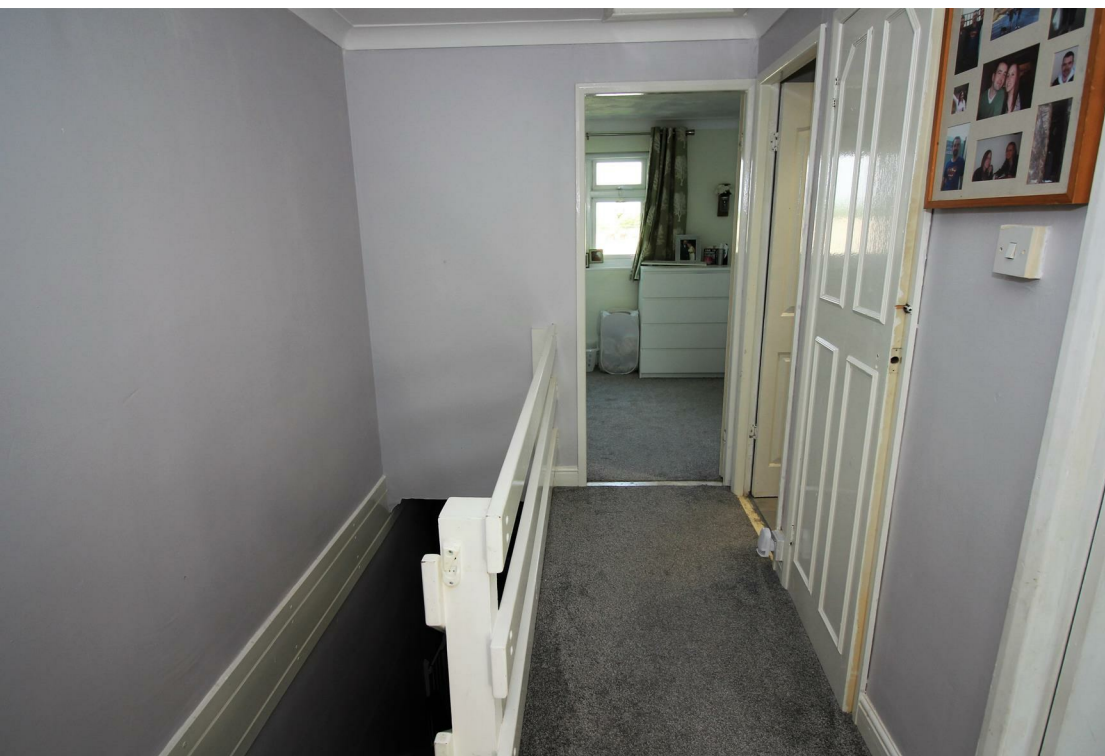
in excess of 30' (in excess of 9.14m')

Immediate patio area, remainder laid to lawn with shrub border, fence surround, outside tap, rear access.

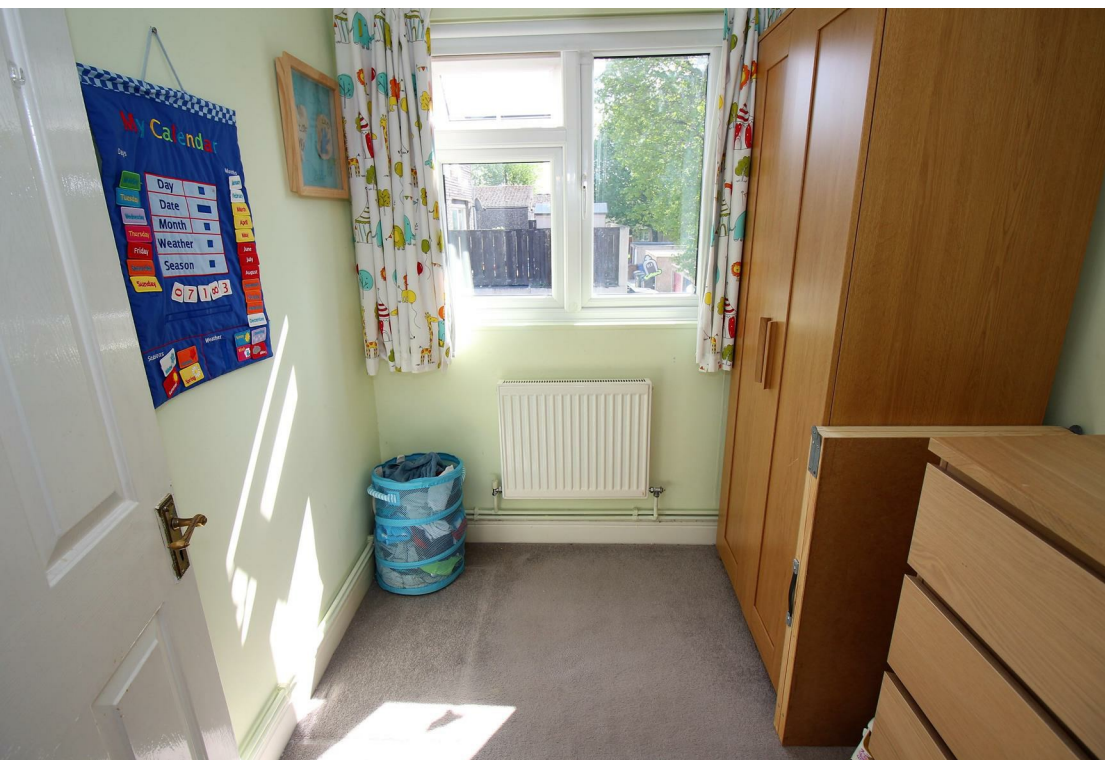
SMALL FRONT GARDEN

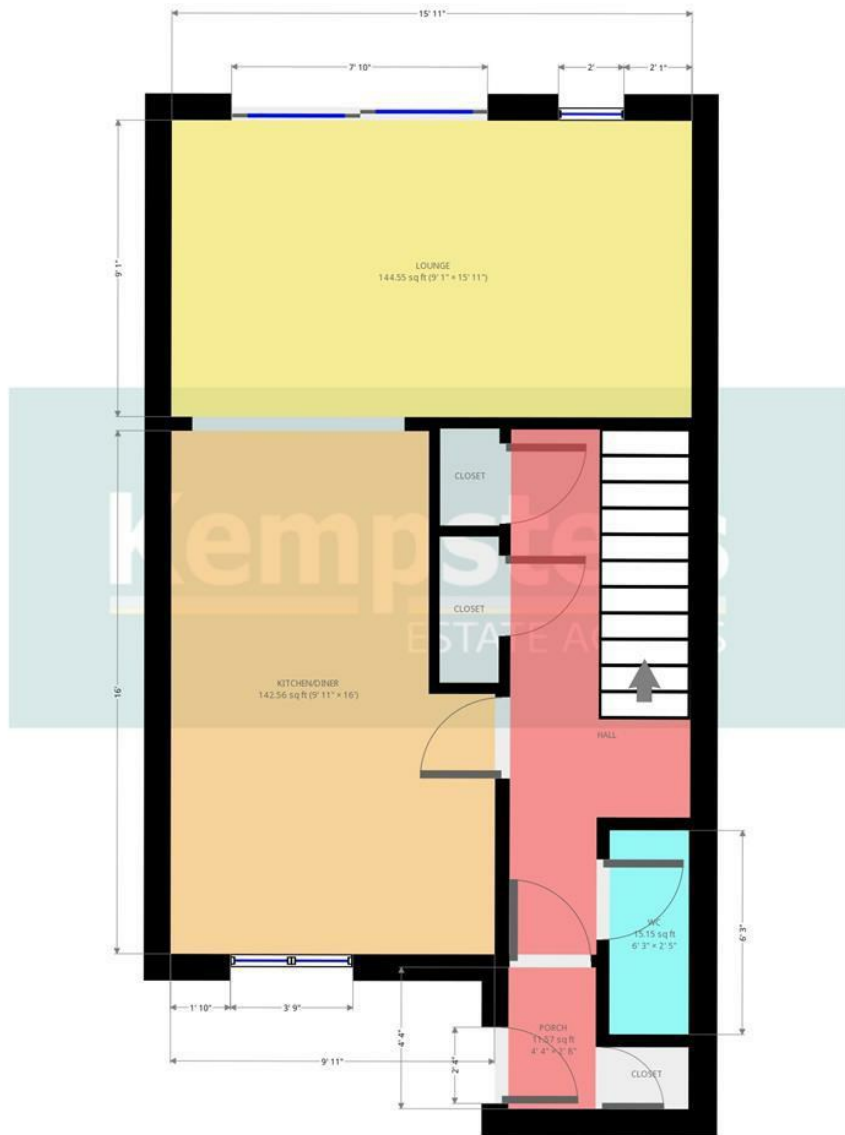
Laid with concrete.



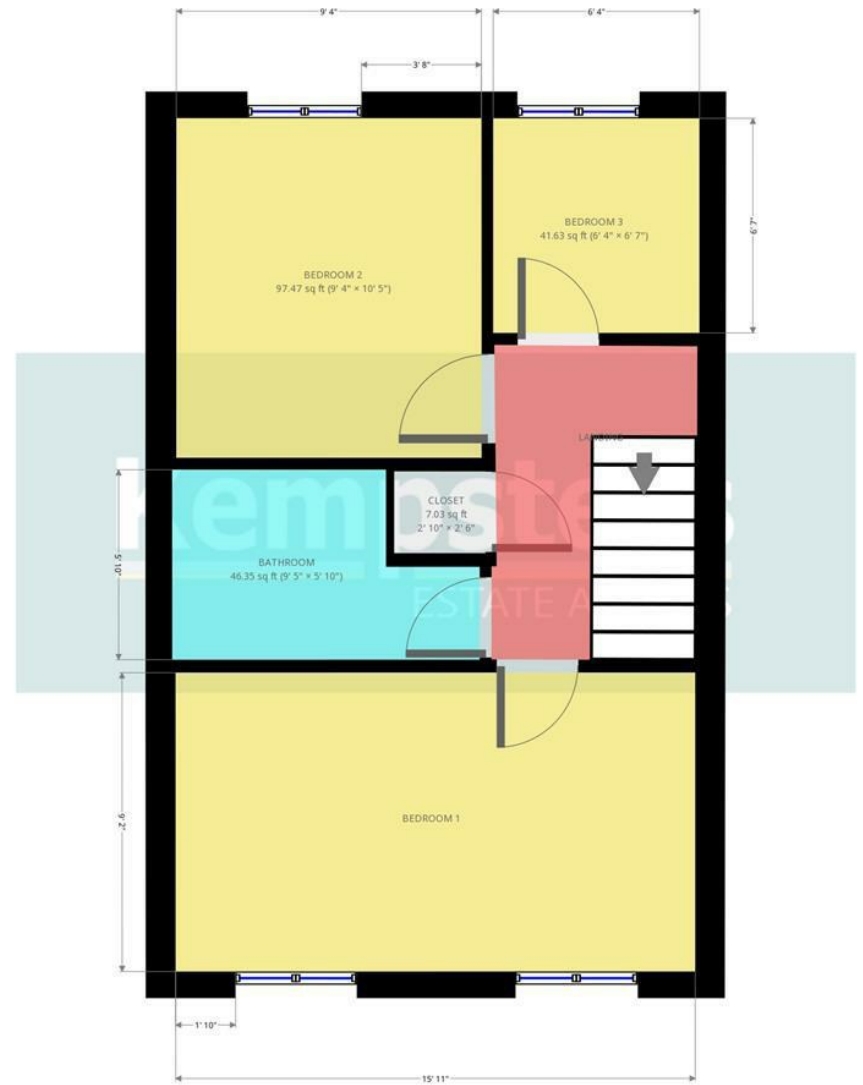








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