



Kempsters

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ESTATE AGENTS

42 Dock Road
Little Thurrock Grays RM17 6EX

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Asking price
£480,000

A unique opportunity to own a piece of Little Thurrock history! This beautiful home was opened as the school master's house in 1872 and is crowned by a belfry and clock-tower. Abutting the south wall of St Mary's Church the building possesses the characteristics of a dovecot, although there is nothing on record to suggest it has ever been anything but a house, despite it's similarity to the dovecotes in West Tilbury and West Thurrock. The property offers well maintained and flexible accommodation with several different possibilities depending upon your requirements.



- Own A Piece Of Little Thurrock History!
- Dual Aspect Lounge 20' x 11'11" < 12'6"
- Dining/Sitting Room 14'1 x 11'
- Fitted Kitchen 9'10 x 8'11. Utility Room 10'11 x 5'10
- Basement Cinema Room
- Basement Study 8'5" < 10'4 x 8'4
- Bedroom One 19'5 x 12'4 > 11'3 (formerly two bedrooms and easily converted back)
- Bedroom Two 14'2 x 10'8 With En Suite Bathroom
- Shower Room
- Private Walled Garden And Front Garden With Potential To Create Parking If Required (subject to local authority approval)



ENTRANCE HALL

Access to first floor, built-in cupboard, radiator, tiled floor.

KITCHEN

9'10 x 8'11 (2.74m'3.05m x 2.44m'3.35m)

Double glazed window to front, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset butler sink, integrated double oven, microwave, hob, wine cooler and freezer, space for washing machine and fridge/freezer, tiled walls, power points, tiled floor.

LOUNGE

20' x 11'11<12'6 (6.10m' x 3.35m'3.35m<3.66m'1.83m)

Double glazed windows to sides, partially double glazed door leads to walled garden, feature fireplace, two radiators, power points, fitted carpet.

DINING/SITTING ROOM

14'1 x 11' (4.27m'0.30m x 3.35m')

Double glazed French doors with matching side windows lead to walled garden, textured ceiling, access to bedroom two, radiator, power points, fitted carpet.

UTILITY ROOM

10'11 x 5'10 (3.05m'3.35m x 1.52m'3.05m)

Double glazed window to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob and fridge/freezer, space for tumble dryer, concealed gas central heating boiler, tiling to three walls, power points, tiled floor.

BASEMENT

Hallway with vinyl flooring, cloakroom with urinal, wash hand basin, storage cupboard, power point and vinyl flooring.



CINEMA ROOM

18'8 x 11'4<12' (5.49m'2.44m x 3.35m'1.22m<3.66m')

Two radiators, power points, vinyl flooring.

STUDY

8'5<10'4 x 8'4 (2.44m'1.52m<3.05m'1.22m x 2.44m'1.22m)

Radiator, power points, vinyl flooring.

FIRST FLOOR LANDING

Double glazed windows to front and side, power point, fitted carpet.

BEDROOM ONE

19'5 x 12'4 reducing to 11'3 (5.79m'1.52m x 3.66m'1.22m reducing to 3.35m'0.91m)

Formerly two bedrooms and easily converted back if 3 bedrooms are required. Double glazed windows to sides, access to loft space with combi boiler, two radiators, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to front, textured ceiling with inset spotlights, suite comprising large walk-in shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.



BEDROOM TWO

14'2 x 10'8 max (4.27m'0.61m x 3.05m'2.44m max)

Double glazed window to side, textured ceiling, range of fitted wardrobes with inset chest of drawer unit, radiator, power points, fitted carpet.

EN SUITE

Opaque double glazed window to side, textured ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

WALLED GARDEN

Laid to patio with wall surround providing a private area for sitting, shrub bed, outside power points, outside tap. Gate leads to:

FRONT GARDEN

Laid with patio and decorative stone, mature shrub beds and borders, outside tap, outside power points. There is potential to create a parking area if required (subject to local authority approval).

COUNCIL TAX

Band C: £1,542 per year













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