



Kempsters

**Kempsters**  
ESTATE AGENTS

21 Medina Road  
Little Thurrock Grays RM17 6AQ

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Asking price  
**£389,995**

**This three/four bedroomed semi detached house has been benefited from a double storey rear extension to provide spacious and flexible accommodation throughout. The property is situated in the 'ever popular' Little Thurrock location and lies within easy walking distance of several local schools, Grays town centre and c2c train station.**



- Spacious Extended Accommodation
- Great Location
- Lounge/Diner
- Sitting Room/Possible Bedroom Four
- Fitted Kitchen
- Ground Floor Shower Room
- En Suite To Bedroom One
- Four Piece Bathroom
- Sunny South Facing Rear Garden
- Double Width Garage Plus Off Road Parking For Two Vehicles At Front



### ENTRANCE PORCH

Opaque double glazed windows to front and side, smooth plastered ceiling, laminate floor. Door to:

### ENTRANCE HALL

Opaque glazed window to front, coved and smooth plastered ceiling with inset spotlights, access to first floor, under stairs storage cupboard, radiator, carpet.

### GROUND FLOOR SHOWER ROOM

Smooth plastered ceiling with inset spotlight, suite comprising shower cubicle, wash hand basin and low flush toilet, heated towel rail, tiled floor.

### LOUNGE/DINER

22'11 x 10'10 (6.99m x 3.30m)

### SITTING ROOM/BEDROOM FOUR

18'6 x 11' (5.64m x 3.35m)

Double glazed patio doors lead to rear garden, coved and smooth plastered ceiling with inset spotlights, two radiators, power points, vinyl flooring.

### KITCHEN

25'3 x 6'1 (7.70m x 1.85m)

Opaque double glazed window to side, double glazed window and double glazed door lead to rear garden, double glazed 'Velux' style skylight, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, ample appliance spaces, two radiators, power points, vinyl flooring.

### FIRST FLOOR LANDING

Opaque double glazed window to side, coved and smooth plastered ceiling with inset spotlights, access to loft space, large built-in cupboard housing gas central heating boiler, built-in storage cupboard, power points, fitted carpet.



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### BEDROOM ONE

16'9 x 8'8 (5.11m x 2.64m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of fitted wardrobes, radiator, power points, laminate floor.

### EN SUITE

Smooth plastered ceiling with inset spotlights, suite comprising large shower cubicle, pedestal wash hand basin and low flush toilet, heated towel rail, tiled walls, vinyl flooring.

### BEDROOM TWO

11'5 x 10'10 (3.48m x 3.30m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, range of fitted wardrobes with matching bridging units and bedside cabinets, radiator, power points, painted floorboards.

### BEDROOM THREE

8'10 x 8'4 (2.69m x 2.54m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, range of fitted wardrobes with matching bedside cabinet and desk unit, radiator, power points, laminate floor.



## BATHROOM

Opaque double glazed window to side, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath, pedestal wash hand basin, low flush toilet and shower cubicle, heated towel rail, tiled walls, tiled floor.

## REAR GARDEN

in excess of 90' (in excess of 27.43m)

Steps down to patio area, lawn area with mature shrub and tree borders, side access leads to front garden.

## DOUBLE WIDTH GARAGE

Approached via rear vehicular access.

## FRONT GARDEN

Brick paved providing off road parking for two vehicles, electric charger point.

## COUNCIL TAX

Band C













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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b> (81-81) <b>B</b> (80-80) <b>C</b> (79-79) <b>D</b> (78-78) <b>E</b> (77-77) <b>F</b> (76-76) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b> (81-81) <b>B</b> (80-80) <b>C</b> (79-79) <b>D</b> (78-78) <b>E</b> (77-77) <b>F</b> (76-76) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	