

Est. 1995
HUNT ROCHE
The Estate Agent

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FOR SALE
01702 290900

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*Gunners Road, Shoeburyness,
Freehold Guide Price £480,000 - £500,000*

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Overview:

Nestled in the heart of Shoeburyness, is this exceptionally well presented three bedroom detached home, which has been further improved by the current owners. The home features three reception rooms, including a stunning 'solid roof' conservatory with a distinctive glass lantern roof. The property also includes a striking shower room, and a generous west-facing garden of approx 60 feet, together with ample off road parking and Garage.

Upon entering through a charming column-canopied entrance porch, you step into a remarkably spacious reception hallway. The kitchen is adorned with high-quality cabinetry, providing extensive space and a dining area with a central fireplace boasting a dual aspect, inset with a wood-burning stove visible from both the kitchen and living room. The open-plan layout seamlessly connects the living room and sun lounge to the rear.

The first floor hosts three well-sized bedrooms, each equipped with wardrobes, and a beautifully modern shower room. Externally, the property is surrounded by ample space. The west-facing garden, approximately 60 feet in depth, features a charming raised decked patio seating area providing access to a 'cabin' housing the utility room and guest WC.

The frontage presents a generous driveway with parking for three cars and direct access to a garage, completing the ensemble of this beautiful home in the heart of Shoeburyness.



- A truly beautiful extended family home
- Open Plan Kitchen/Dining Room/Family Room
- Modern fitted Spacious kitchen area seamlessly transitions into additional dining space, and a family room
- Beautiful 'dual aspect' wood burner stove which can be viewed via Living and Dining Room
- Convenient external Utility Room/ Guest WC
- A formal sitting room adds to the charm of the home
- Welcoming and spacious reception hallway
- Three generous size bedrooms
- Luxurious Family Shower Room
- Ample off-road parking and a garage
- Perfectly situated, just a brief stroll from East Beach, local amenities, and Shoeburyness train station.
- Internal viewing is essential to fully appreciate the accommodation on offer.

Entrance: Attractive composite door inset with obscure leaded inserts with a pair of uPVC double glazed obscure panels to either side, access to

Spacious Reception Hallway: 13'11" x 8'4" (4.24m x 2.54m)

Turned staircase rising to first floor accommodation with attractive stainless steel spindle balustrade and storage recess under. Thermostat control panel. High quality laminate wood effect flooring. Radiator. Oak doors to Kitchen and Living Room. Wall light points. Smooth plastered ceiling.





Open plan Kitchen/Diner: 21'1" x 11'2" (max) (6.43m x 3.4m (max))

uPVC double glazed window to rear overlooking rear Garden. The kitchen comprises a comprehensive range of high gloss eye and base level units with square edge working surfaces over with inset with one-and-a-quarter, single drainer sink unit with designer style mixer tap over. Recess for double width 'range style' oven. Further recess for freestanding American style fridge/freezer. (*Agents note - Please note that the oven and the freestanding 'Kenwood' American style fridge/freezer may be available under separate negation*). Attractive coloured glass splashback to working surface areas. Space for a family dining table or additional seating area with beautiful wood burner stove inset with chimney recess niche, which has been designed in a dual aspect configuration to be also seen from the Living Room area. High quality laminate wood effect flooring. Upright flat panelled column radiator. Smooth plastered ceiling inset with recessed lighting. Double width square arch leads to;



Solid roof Conservatory / Garden Room: 12'11" x 11'2" (3.94m x 3.4m)

uPVC double glazed windows to three aspect with fanlight openers. Single uPVC double glazed door to one aspect providing access to Garage area. Further pair of uPVC double glazed french doors to other aspect providing access to the decked patio seating area and the Utility Room. High quality laminate wood effect flooring. Smooth plastered ceiling inset with recessed lighting and feature large glass lantern roof.



Living Room: 14'1" x 12'3" (4.3m x 3.73m)

Generous size uPVC double glazed window to front aspect. The focal part of the room is a beautiful wood burner stove inset with chimney recess niche, which has been designed in a dual aspect configuration to be also seen from the dining/Kitchen area. Upright flat panelled column radiator. Smooth plastered ceiling.

The First Floor Accommodation comprises:

Via turned staircase. High level uPVC double glazed window to side aspect.

Landing:

Radiator. Oak doors to all first floor rooms. Smooth plastered ceiling with access to loft space.

Main Bedroom: 14' x 12'4" (4.27m x 3.76m) Large uPVC double glazed window to front aspect boasting distance East Beach / Thames Estuary views. Built in 'black glass fronted' slide'a'robe wardrobe. Large freestanding two door slide'a'robe wardrobe (to remain). Smooth plastered ceiling.



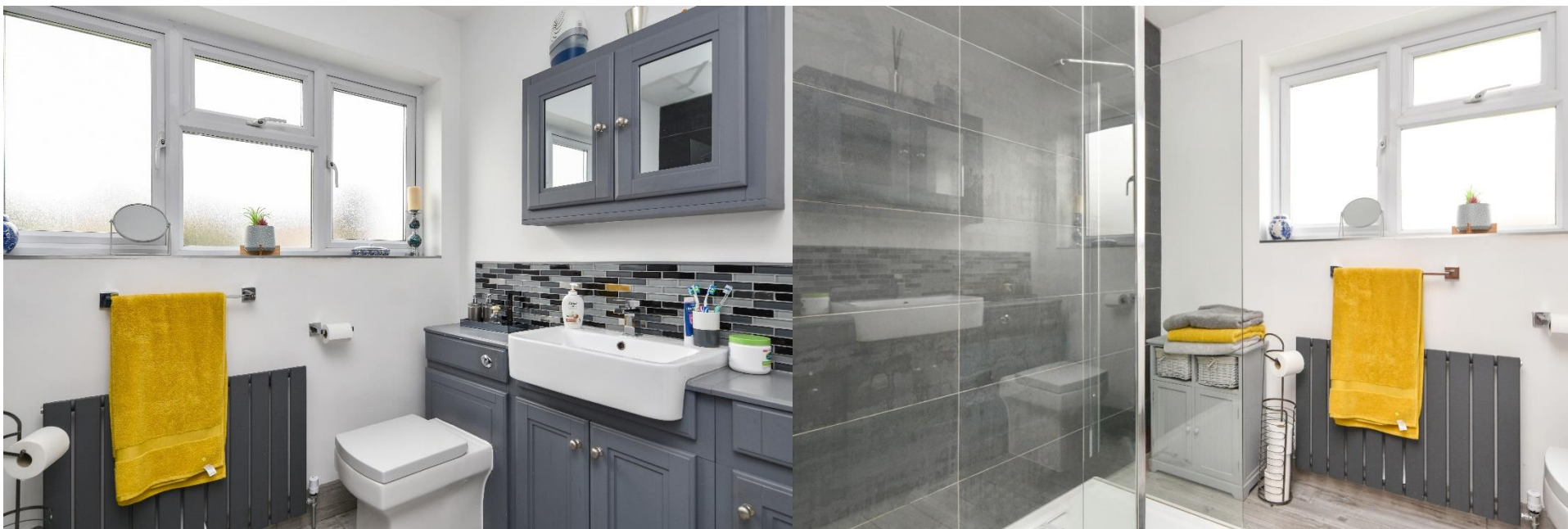
Rear Bedroom: 12'5" x 9'10" (3.78m x 3m) Large uPVC double glazed window to rear aspect. Built in mirror fronted slide'a'robe wardrobe. Radiator. Smooth plastered ceiling.





Bedroom Three: 11'0" x 8'5"

uPVC double glazed window to front aspect boasting distance East Beach / Thames Estuary views. Door to built in wardrobe with hanging space and shelving. Radiator. Smooth plastered ceiling.



Family Shower Room: 9' (2.74) (max) x 8'5" (2.57) (max) (irregular shape)

Obscure uPVC double glazed window to rear aspect with attractive tiled window sill. The sensational luxurious suite comprises a double width walk-in shower with glass screen to two aspects inset with integrated shower unit with hand held shower head and 'drencher style' shower head over, vanity unit inset with wash hand basin with mixer tap over and a concealed cistern dual flush wc with attractive splashback tiling and storage cupboards under. Matching wall mounted mirror fronted cabinet. Feature radiator. Door to airing cupboard with ample linen shelving space. Feature tiled 'wood effect' flooring. Flat panelled column radiator. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The generous WEST FACING rear Garden is approached via the Conservatory/Garden Room and measure approx 60 feet. The french doors from the Conservatory provides access to a lovely decked patio seating area with the remainder of the pathway surround being laid to plum slate. Wooden sleepers boundary to the remainder of the garden which is mainly laid to lawn with raised planted borders and established trees and shrubs. To the rear of the Garden there is a timber frames Summer House.



'Covered walkway area' to uPVC double glazed courtesy door to;

Garage: 18'5" x 8'11" (5.61m x 2.72m)Up and over door. uPVC double glazed window to rear. Power and lighting.



Utility Room /WC:

Externally cladding outbuilding is accessed via the raised patio decked area and is approached via a uPVC double glazed door.

Utility Area 8'1" (2.46) x 5'6" (1.68)Obscure uPVC double glazed window to rear. Attractive tiled flooring. Partly boarded walls with high gloss panelled walls. Worksurface space with ample under counter space for washing machine and tumble dryer. Vanity wash hand basin with mixer tap and storage cupboard under. Smooth plastered ceiling.

Door to;**Separate WC; 5'4 x 3'1** Obscure uPVC double glazed window. Low level dual flush WC. Smooth plastered ceiling.

Frontage:

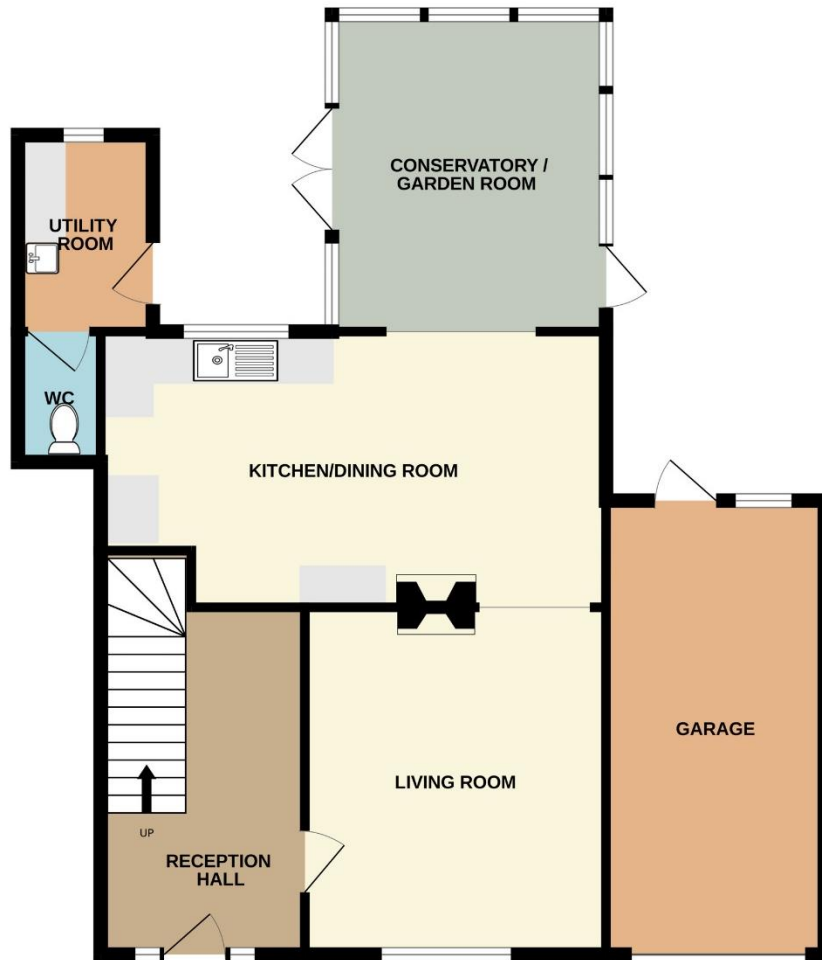
Hard standing providing off road parking and direct access to Garage. Remainder is shingles. Shrub and wrought iron effect fence to front boundary.

Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATIONSHO240031

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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