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HUNT ROCHE

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FOR SALE

01702 290900

Thorpedene Gardens, Shoeburyness
Freehold £575,000

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

Overview:

This spacious and charming family home exudes a captivating blend of charm and character, making it a true gem. Featuring a captivating bay front and an extended rear, the residence reveals an impressive 31'5" open-plan fitted kitchen/family room - a perfect setting for creating enduring memories. Outside, the property showcases a west-facing garden, a striking Garden Room with versatile potential, and practical off-road parking.

- A captivating bay-fronted family house exuding beautiful character
- An exceptionally impressive open-plan Kitchen/Dining/Family room, ideal for entertaining or quality family time, thanks to the thoughtful rear extension
 - Bay-fronted Living Room with an attractive open flue fireplace
 - Additional Ground Floor Guest Cloakroom/w.c for added convenience
- West-facing rear garden featuring an exceptional, fully insulated Garden Room with ensuite facilities, adaptable for uses such as a Home Office, Annex, Gym, or Workshop
- Luxurious 'Spa style' four-piece family bathroom, showcasing a beautiful freestanding bath
 - Off-road parking for enhanced convenience
- Further potential for rear extension, addition of a garage, and loft conversion (subject to the renewal of the existing soon-to-lapse planning consent)
 - Ideally located in close proximity to the sought-after Shoeburyness High School
 - Convenient access to transport links, beachfront, and shopping facilities
- An internal viewing is highly recommended to fully appreciate the beauty and potential of this home.

Offered with NO ONWARD CHAIN - Don't let this opportunity pass you by!

Entrance via: Attractive composite entrance door inset with pair of obscure leaded double glazed inserts, leads into the:

Impressive Reception Hallway: 15'1" (max) x 6'2" (4.6m (max) x 1.88m) uPVC double glazed window to side of the door. Turned staircase to first floor landing with spindle balustrade. Attractive high gloss porcelain tiled floor. Radiator. Half height door to under stairs storage cupboard. Thermostat control panel. Part glazed door to Living Room. Open access to Kitchen/Family Room. Smooth plastered ceiling. Further door to;

Guest Cloakroom/W.C: Attractive high gloss porcelain tiled floor. The modern two piece white suite comprises dual flush w.c. and wash hand basin with mixer tap over and storage cupboard under. Radiator. Smooth plastered ceiling (some restricted head height) inset with recessed lighting.



Bespoke Open Plan Kitchen/Family/Dining Room: 31'5" (9.58) (max) x 19'8" (6) (max) An impressive triple aspect room which offers a large open plan area.



Kitchen area: 19'2" x 19'1" (5.84m x 5.82m) The kitchen area has been professionally planned and fitted with a comprehensive range of bespoke base, eye and full height cabinets in contrasting partridge and slate grey coloured units. uPVC double glazed window to rear overlooking Garden with further uPVC double glazed window to the side. The focal part of the room is a double depth central island with 'Corian' working surface with grooved drainer and inset stainless steel sink unit with contemporary mixer tap - with ample storage cabinets and integrated dishwasher beneath. The remaining extensive working surfaces are oak with matching upstands. 'Manor house' mantle style cooker recess with slate grey 'London' brick reveals inset with 'Rangemaster' double width range style oven with five ring induction hob and concealed extractor over. The integrated appliances also include separate 'full height' fridge and freezer. Range of three door, almost full height, larder and storage cupboards. Further eye and base level units to one aspect with under counter recess for washing machine etc (Currently utilised as 'dog den'). Radiator. Attractive high gloss porcelain tiled floor. Smooth plastered ceiling with recessed LED downlights.

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The room is semi open plan onto;



Dual aspect Family Room/ Dining Area: 17'5" x 12'2" (5.3m x 3.7m) Pair of uPVC double glazed French doors opening to the rear garden with matching side panels. Further uPVC double glazed window to side aspect. Flat panelled contemporary style upright radiator. Further radiator. Attractive high gloss porcelain tiled floor. Smooth plastered ceiling with recessed LED downlights.



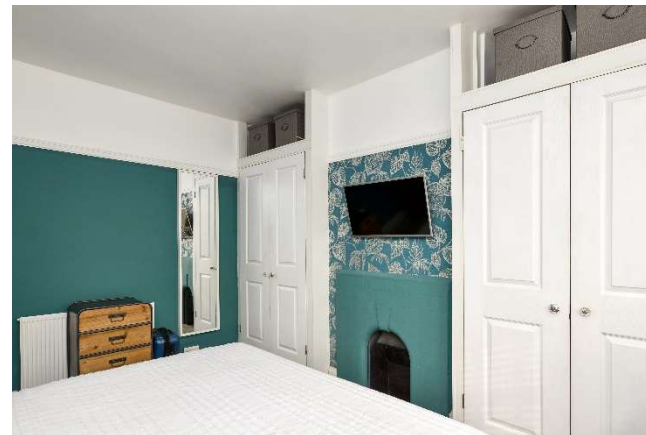
Bay Fronted Sitting Room: 15'3" (4.65) (into bay) x 12'6" (3.8) (max) uPVC double glazed bay window to front aspect. Impressive 'stone' feature open flue fireplace. Radiator. Wood flooring. Picture rail. Coved cornice to smooth plastered ceiling.



The First Floor Accommodation comprises

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Landing: 7'3" x 6'1" (2.2m x 1.85m) uPVC double glazed window to side. Double width access to insulated roof space with pull down ladder (which would be suitable for further enlarging the accommodation, if required - STPC*). Original 'stripped' panelled doors lead off to first floor rooms.



Bay Fronted Bedroom: 14'2" (4.32) (into bay) x 11'10" (3.6) uPVC double glazed deep bay window to front. Two built in double wardrobe cupboards with hanging and shelved storage space. Radiator. Picture rail. Feature original style tiled fireplace. Smooth plastered ceiling.

Bedroom Two: 14'1" x 12'2" (4.3m x 3.7m) uPVC double glazed window to rear aspect overlooking the garden. Radiator. Feature original style tiled fireplace. Picture rail. Smooth plastered ceiling.



Bedroom Three: 7'10" x 7'2" (2.4m x 2.18m) uPVC double glazed window to front. Radiator. Smooth plastered ceiling.

Agents Note: Currently utilised as Laundry Room with a range of freestanding units housing washing machine and tumble dryer and additional storage shelving.



Four Piece Spa-Style Family Bathroom: 9'8" x 6'8" (2.95m x 2.03m) Obscure uPVC double glazed window to rear aspect. The beautiful bathroom is fitted with a four piece suite comprising 'egg shaped' bath with stand alone floor mounted chrome mixer tap and shower attachment, dual flush w.c., corner shower enclosure with wall mounted controls, over head shower and hand held feature and a vanity unit with wash hand basin monobloc mixer tap with drawers under. Wall mounted 'tallboy' bathroom cabinet. Ladder style heated towel rail. Wall mounted extractor fan. Attractive high gloss porcelain tiled flooring. Attractive tiling to all visible walls. Smooth plastered ceiling with recessed LED lighting.

To the Outside of the Property:



The west facing rear garden is approached via the Kitchen/Family Room with a good size patio seating area. The remainder of the garden is mainly laid to lawn with block paved pathway leading to the Garden Room. Fencing to both sides and rear boundary. External lighting. Outside water tap. The patio paving terracing continues down a wide sideways through secure gated side access to the front of the property. The rear Garden from the rear of the extended area of the home to the front of the Garden Room is approx. 50ft, this extends to the patio seating area backing the house by a further 12ft.



Garden Cabin:

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The bespoke fully insulated Garden Cabin/Home Office has been split into two distinctive areas. Both sections are approached via a decked patio seating area with overhead pelmet lighting.

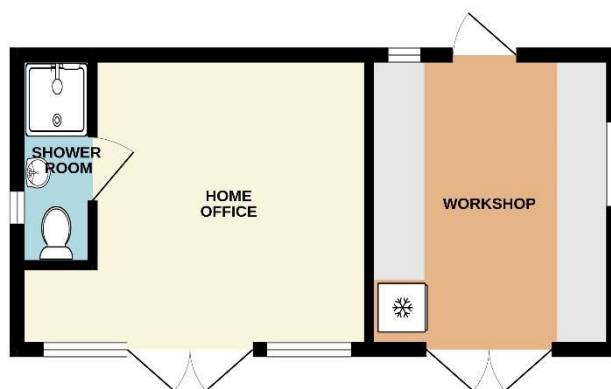
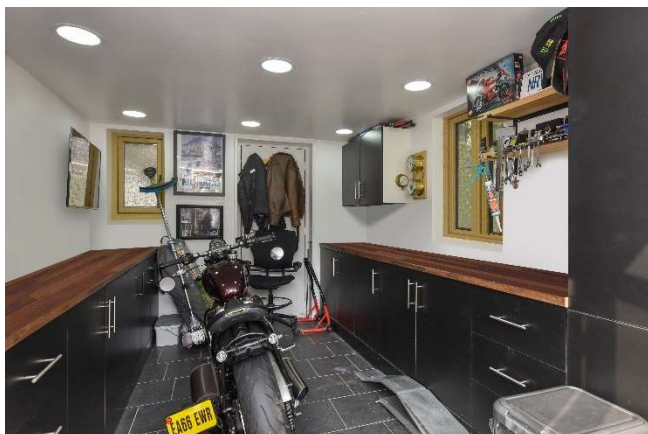


Home Office / Annex: Overall measurement (including shower room) 13'10" (4.22) x 11'7" (3.53)

Approached via a pair of uPVC 'wood effect' double glazed doors with matching panels to either side. Recessed Kitchenette area comprises worksurface area inset with stainless steel sink unit with mixer tap over and storage cupboard under. Slimline wine cooler (to remain). Wall mounted air conditioning unit. Smooth plastered ceiling inset with recessed lighting. Panelled door to;

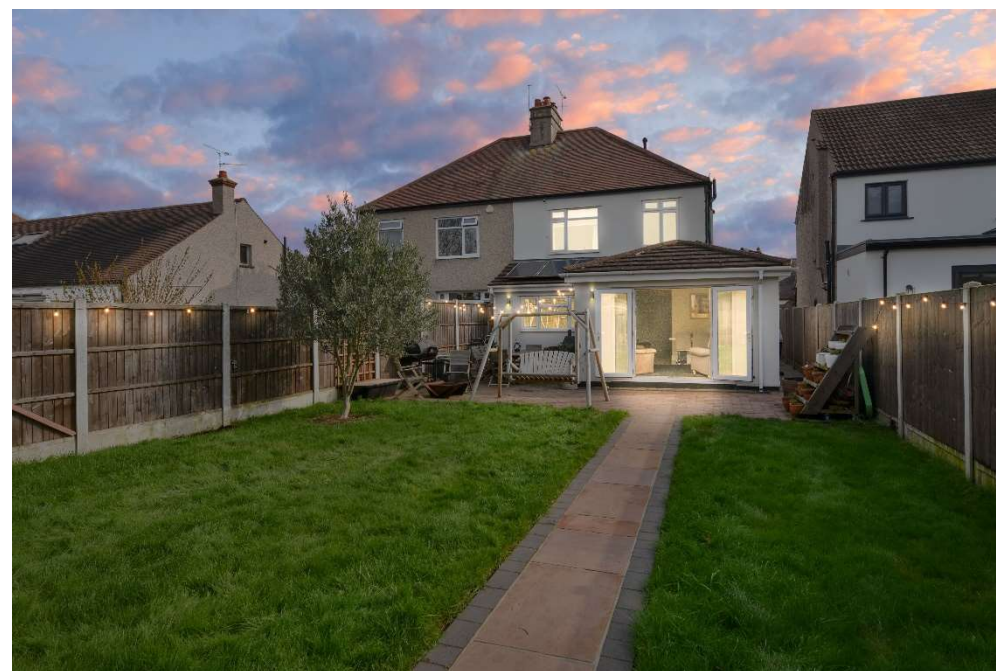


Shower / Cloakroom: Obscure uPVC 'wood effect' double glazed window to side aspect. The modern suite comprises low level dual flush wc, vanity wash hand basin with mixer tap over and independent tiled shower enclosure with wall mounted electric shower unit. Tiled wood effect flooring. Smooth plastered ceiling with recessed lighting.

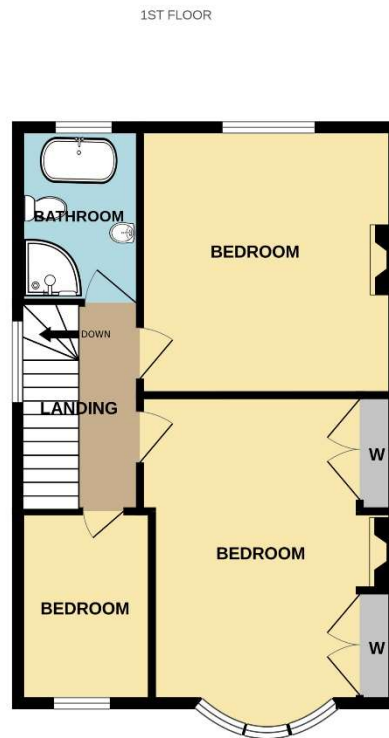
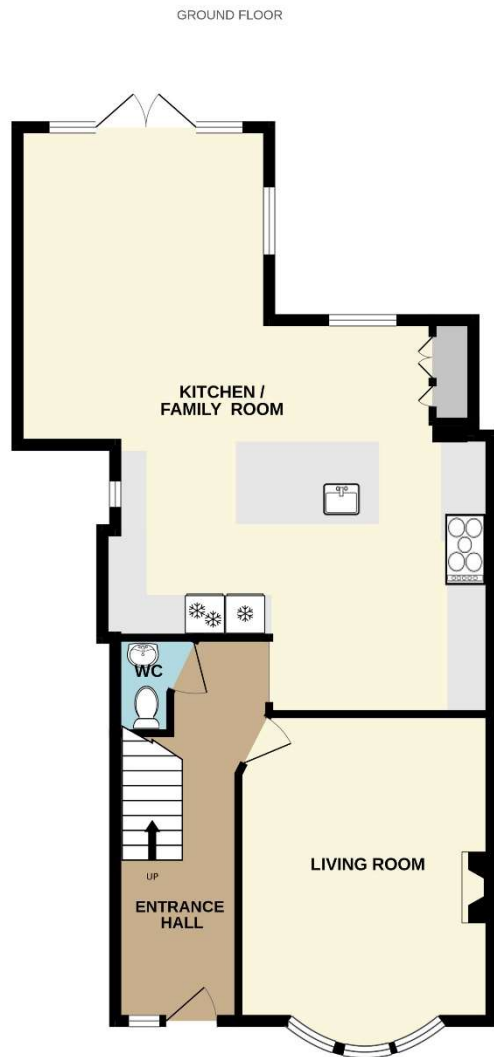


Workshop Area: 11'7" x 9'7" (3.53m x 2.92m) Approached via a pair of uPVC 'wood effect' double glazed doors. The workshop is fitted with a range of eye and base level units to two aspect providing ample workbench space and storage. Freestanding 'Blomberg' upright fridge/freezer (to remain). Tiled flooring. Composite door to rear providing access to rear pathway with lighting. Smooth plastered ceiling inset with recessed lighting.

Frontage: Brick retaining wall with lawned area. The remainder being block paved providing off road parking.



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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.
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Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION

Agents Note: Previous Planning Applications
Please note that prior applications have received approval for the following specified works. **Nevertheless, it is crucial to note that the existing planning consent is nearing its expiration.**

** Erect hipped to gable roof extension and dormer to rear to form habitable accommodation in the roof space, erect single storey extensions to side and rear with roof lantern to rear

** Demolish existing carport to side and erect attached garage, erect single storey rear extension

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(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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PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240039

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

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