

EST. 1995

HUNT ROCHE

*Bishopsteignton Bureau*

01702 585888

*Appledore, Bishopsteignton, Shoeburyness,  
Freehold oieo £750,000*

*Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 585888*





**Overview:**

A truly delightful detached residence, positioned away from the road, providing a sense of seclusion within its own plot, whilst providing scope for potential extension (stpc). The dimensions of the entire plot is approximately 120 feet by 60 feet and boasts a good size frontage providing ample off-street parking and a detached double garage equipped with an electric roller shutter door.

The entrance to the property leads through a spacious driveway area into a reception hallway. On the ground floor, you'll find a modern fitted guest cloakroom/WC, a separate dining room featuring a beautiful, almost full-height three-aspect bay window, and a generous formal 'dual aspect' Living Room. The Kitchen/Breakfast Room is comprehensively fitted with attractive cabinetry and provides access to a separate utility area equipped with a fridge/freezer, dishwasher, and washing machine. Additionally, there is a further reception room, perfect as a Snug / Playroom or Study.

On the first floor, you'll discover four spacious double bedrooms, including a modern ensuite in the principal bedroom, along with a luxurious family bathroom.

Situated in a tranquil setting, the property benefits from a shingled driveway for ample off-street parking, leading to the double garage, as well as a sizable south/west-facing rear garden.

Nearby amenities include Thorpe Bay Railway station, providing C2C trains directly to London Fenchurch Street Station, multiple bus connections, and easy access to the A13. Additionally, the property falls within the catchment area of highly desirable schools, such as Bourne's Green Schools and Shoeburyness High School.

We highly recommend viewing this well-presented and spacious family home.

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- A wonderful *DETACHED FAMILY RESIDENCE* dominating a plot set back from the road boasting a *SOUTH/WEST* aspect rear Garden
- *Exceptionally well maintained and presented throughout*
- *Spacious comprehensively fitted Kitchen/Breakfast Room with separate Utility Room (with appliances to remain)*
- *Dual aspect generous size Living Room and a separate Dining Room*
- *Further Snug/Play Room/ Study to the Ground Floor*
- *Modern fitted Bathroom suites comprises a ground floor Guest WC, Luxurious Family Bathroom suite and high specification ensuite to main bedroom*
- *Ample Off road Parking area with access to a detached DOUBLE garage fitted with electric roller shutter door*
- *Bournes Green & Shoebury High School catchment areas*
- *Extremely sought after development with easy access to Thorpe Bay mainline railway station, Thorpe Bay Broadway*
- *Viewing of this is beautiful family home is highly recommended*

**Entrance via:** Canopied entrance porch leading to uPVC double glazed entrance door inset with a pair of obscure picture window inserts with uPVC obscure double glazed side panels to either side.

**Reception Hallway:** Laminate wood effect flooring. Radiator. Open access to turned staircase to first floor accommodation with spindle balustrade and under stairs cupboard/storage space. Thermostat control panel. Dado rail. Part glazed doors to all ground floor rooms. Coving to textured ceiling. Further door to;

**Ground Floor Guest Cloakroom / WC:** **5'10" x 4'5" (1.78m x 1.35m)** Obscure uPVC double glazed window to side aspect. The modern white two piece suite comprises concealed cistern dual flush wc with storage cupboards to either side with workshop/shelf over and vanity wash hand basin with mixer tap over and storage cupboard under. Partly tiled walls. Floor tiling. High level fuse board. Radiator. Coving to smooth plastered ceiling inset with recessed lighting.





**Comprehensively Fitted Kitchen: 13'11" x 11' (4.24m x 3.35m)**

uPVC double glazed window to rear aspect overlooking rear Garden. The Kitchen is fitted with a range of eye and base level units with ample square edge working surfaces over inset with 'one-and-a-quarter' stainless steel single drainer sink unit with mixer tap over. Built in 'Beko' eye level double oven with split level 'Beko' four ring induction hob with transparent splashback and contemporary stainless steel shaped extractor canopy over. Attractive rustic style 'brick effect' splashback tiling to working surfaces areas. Pair of 'pull out' larder style cabinets. Under unit lighting. Feature wall mounted cabinetry with obscure glazed doors inset with lighting. Radiator. Tiled flooring. Coving to smooth plastered ceiling inset with recessed lighting. Archway access to;

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**Utility Room: 11' x 5'10" (3.35m x 1.78m)** Obscure uPVC double glazed door providing access to the rear Garden. The Utility Room is fitted with matching cabinetry to the Kitchen comprising range of base level units to one aspect with worksurfaces over inset with stainless steel single drainer sink unit with mixer tap over. Under counter 'Siemens' dishwasher (to remain). Upright 'Bosch' fridge / freezer (to remain). Under counter 'Zanussi' washing machine. Attractive rustic style 'brick effect' splashback tiling to working surface areas. Concealed wall mounted 'Potterton' boiler. Traditional style upright column radiator. Coving to smooth plastered ceiling inset with recessed lighting.



**Dual aspect Living Room: 21'1" x 14'11" (6.43m x 4.55m)** uPVC double glazed 'almost full height' window panel to front aspect. uPVC double glazed french doors to rear with matching side panels, providing access to the rear Garden. Feature exposed brick fireplace with mantle over and extending to either side providing shelving spaces. Two radiators. Coving to smooth plastered ceiling.





**Snug / Office: 10' x 6'9" (3.05m x 2.06m)** uPVC double glazed door opening to the rear garden. Radiator. Coving to textured ceiling with access to loft space.

**Dining Room: 12'4" (3.76) (increasing to 15'1" (4.6) into bay window area) x 12'10" (3.9)** Feature 'almost full height' uPVC double glazed 'three panel' square bay window to front aspect. Radiator inset with decorative cabinet. Coving to textured ceiling.

**Landing: 23'1" in length (7.04m in length)** High level uPVC double glazed window to side aspect. Spindle balustrade. Radiator. Doors to Bedrooms and Bathroom. Further door to recessed airing cupboard with linen shelving. Dado rail. Coving to textured ceiling with access to loft space.



**Principle Bedroom Suite: 15'3" (4.65) (max) x 13'1" (4) (max)**

Almost full height uPVC double glazed window panel to front aspect. The Bedroom is fitted with a two door 'slide-a-robe' wardrobe. Radiator. Coving to textured ceiling. Door to;



**Ensuite Shower Room: 6'5" x 6'6" (1.96m x 1.98m)** Feature double glazed 'vaulted' velux style window. The modern three piece suite comprises double width shower enclosure with integrated shower unit, dual flush wc and vanity wash hand basin with mixer tap over, with ample storage cupboards under. The vanity unit area extend to a recessed niche area with glass shelving inset and drawer stack under worktop area. Ladder style heated towel rail. Tiling to all visible walls with attractive border tile inlay. Floor tiling. Wall mounted mirror over sink. Coving to smooth plastered ceiling inset with recessed lighting.



**Bedroom Two: 14'10" x 10' (4.52m x 3.05m)**  
'Almost full height' window panel to rear aspect. Pair of two door wardrobes (to remain). Radiator. Coving to textured ceiling.





**Bedroom Three: 12'8" (3.86) (including wardrobe) x 10'7" (3.23)**

Pair of uPVC double glazed windows to rear aspect. The Bedroom has been fitted with a three door 'slide-a-robe' wardrobe to one aspect. Radiator. Coving to textured ceiling.

**Bedroom Four: 11'1" (3.38) (incl door recess) x 10'8" (3.25)**

uPVC double glazed window to front aspect. Radiator. Coving to textured ceiling.



**Family Bathroom: 11'2" (max) x 7'1" (3.4m (max) x 2.16m)**

Obscure uPVC double glazed window panel windows rear aspect inset with central mirror. The modern suite comprises panelled enclosed shaped 'shower bath' fitted with curved shower screen, mixer tap and integrated shower, concealed cistern dual flush wc with storage cupboards to either side with



workshop/shelf over. To one aspect is a fitted vanity unit with ample worktop space inset with wash hand basin with mixer tap over, wall mounted mirror, with ample storage cupboards under. Matching wall mounted 'corner' bathroom cabinet. Radiator with heated towel rail surround. Tiling to all visible walls with attractive border tile inlay and matching floor tiling. Coving to smooth plastered ceiling inset with recessed lighting.

#### **To the Outside of the Property:**

The beautiful SOUTH / WEST rear garden is approached via the Utility Room, Snug and the Living Room and commences with a generous size patio seating area which extends the width of the entire home with gated access to both elevations of the home. To the rear of the garden is good size part raised patio seating area with a pretty timber framed pergola over, providing an additional seating area. Established trees and shrubs to flower bed borders. External power sockets.

Agents Note; There is an external awning over the french doors to the Living Room which is remote control operated.



#### **Frontage:**

As mentioned the property is set back a fair distance from the roadway/pathway and offers an extensive shingled frontage with ample parking spaces and direct access to;

#### **Detached Double Garage:**

Pitched roof providing ample eaves storage space. Feature full width remote controlled roller shutter doors. Power and lighting.

Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION

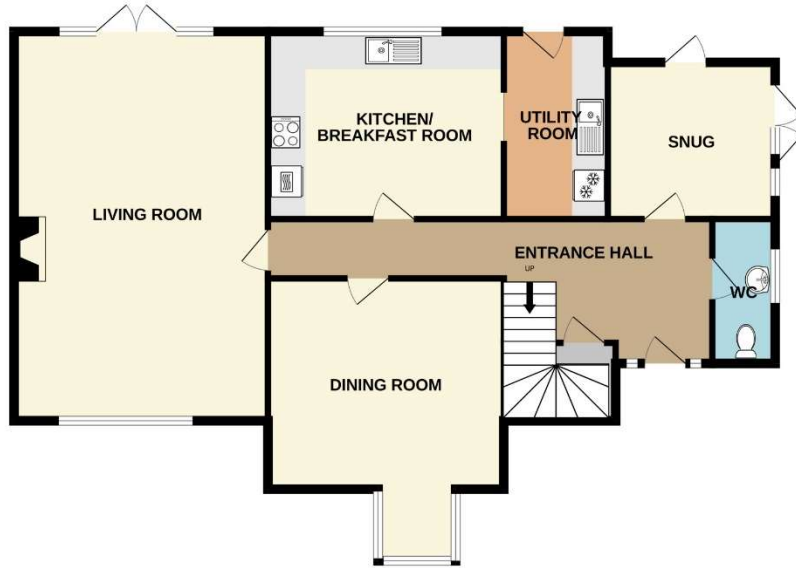
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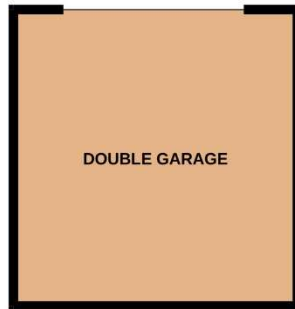
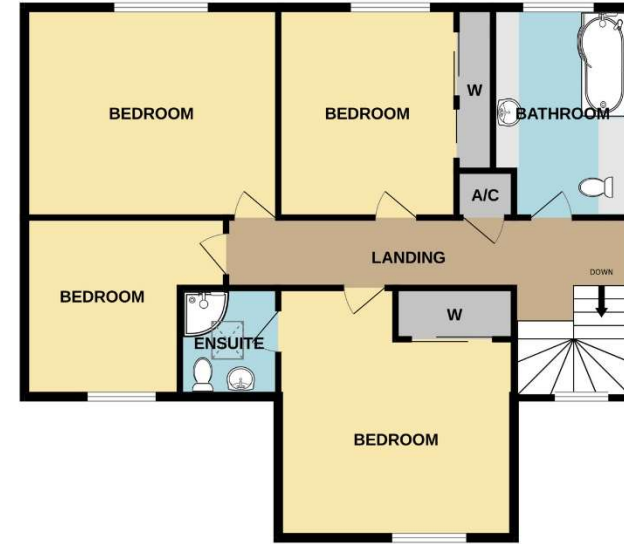




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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**PRELIMINARY DETAILS - AWAITING VERIFICATION SHO240064**

**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