

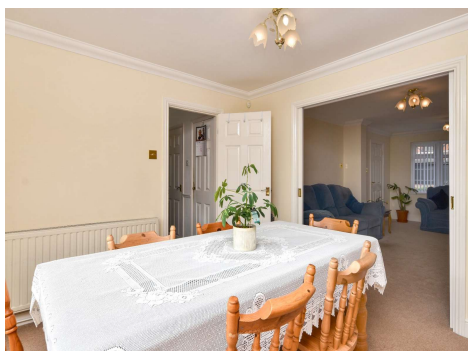
Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Guide Price... £600,000 - £625,000**  
80 Bishopsteignton, Shoeburyness, Essex, SS3 8AS



Viewing is essential for this spacious **FOUR BEDROOM DETACHED** home in a desirable location together with ample off-road parking and a beautiful **SOUTH** facing rear garden. The original Garage has been converted into a versatile dual-aspect Utility Room/Home Office. The property offers a generous Kitchen/Breakfast Room, a Dining Room that connects to the main Living Room with discreet pocket sliding doors, and a Ground Floor Guest WC alongside a first-floor Shower Room. The extended Main Bedroom boasts a semi-open-plan layout with a dedicated Dressing Area and a stunning recently installed Ensuite Shower Room. Offered with No Onward Chain.



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

- Detached Family Home - Offered with No Onward Chain
- Extended to provide Substantial Living Space
- Main Bedroom Suite: A wonderful spacious room featuring a Dressing Room area and a beautiful recently installed Ensuite Shower Room
- Flexible Living & Dining Area: Generous Living Room, semi-open to the Dining Room, which can be separated by discreet pocket doors
- Convenient Facilities: Includes a Ground-Floor Cloakroom/Guest WC and a First-Floor Shower Room
- Versatile Converted Garage: Ideal as a Home Office, Utility Room or Playroom.
- Upgraded Boiler: Installed approximately two years ago and maintained with annual servicing for efficiency.
- South-Facing Rear Garden: Attractive and well-positioned for maximum sunlight throughout the day.
- Prime Location: Situated close to Thorpe Bay shopping facilities and the mainline railway station with direct access to London Fenchurch Street Station.
- Ideal Opportunity: Perfect for those seeking a detached family home in a popular and highly sought-after area.





#### **Entrance via:**

Composite door inset with shaped obscure double glazed insert with obscure double glazed panels to each side providing access to;

#### **Generous Reception Hallway: 20'6" x 5'10" (6.25m x 1.78m)**

Stairs rising to first floor accommodation with spindle balustrade and storage space under. Solid Oak wood flooring. Panelled doors to Kitchen, Living Room and Utility Room/Snug. Two radiators. Dado rail. Coving to textured ceiling. Further door to;

#### **Ground Floor Guest WC: 4'10" x 3'2" (1.47m x 0.97m)**

Obscure uPVC double glazed window to side aspect. Solid Oak wood flooring. The suite comprises low level flush wc and suspended wash hand basin with splashback tiling. Coving to textured ceiling.

#### **Dual aspect Kitchen: 14'8" x 8'5" (4.47m x 2.57m)**

Pair of uPVC double glazed windows to rear overlooking rear garden. The Kitchen comprises a range of eye and base level units with high gloss rolled edge working surfaces over inset with one-and-a-quarter single drainer sink unit with mixer tap over. Under unit lighting. Concealed under counter Fridge. Undercounter integrated 'Neff' dishwasher. Pair of eye level electric ovens with split level four ring 'Neff' electric hob with contemporary style curved 'Neff' extractor hob over. Peninsula style breakfast bar seating area. Tiled flooring. Partly tiled walls. Obscure double glazed door providing sideways access to the Garden with walkway sensor lighting. Door to recessed under-stairs storage cupboard. Smooth plastered ceiling. Panelled door providing access to;

#### **Dining Room: 11'4" x 10'4" (3.45m x 3.15m)**

uPVC double glazed sliding patio doors to the rear opening to the rear Garden. Radiator. Coving to smooth plastered ceiling.

*Semi open plan to Living Room - This room can be separated from the Living Room by a pair of concealed panelled pocket doors.*

**Living Room: 18'7" x 11'5" (5.66m x 3.48m)**

Attractive uPVC double glazed 'Georgian style' bow window to front aspect. Radiator. The focal part of the room is a beautiful marble fireplace surround inset with gas coal effect fire. Panelled door to Hallway. Coving to smooth plastered ceiling.

**Home Office / Utility Room: 17' x 8'2" (5.18m x 2.5m)**

Attractive uPVC double glazed 'Georgian style' bow window to front aspect. Further obscure 'Georgian style' double glazed window to side aspect. Radiator. Wall light points. Pair of doors to recessed storage housing utility meter and fuse box. Smooth plastered ceiling.

**The First Floor Accommodation comprises**

**Landing:** Door to recessed airing cupboard with storage space and linen shelving. Panelled doors to Bedrooms and Family Shower Room. Coving to textured ceiling with access to loft space.

**Main Bedroom Suite: Overall measurement 20'5" (6.22) x 11'4" (3.45) (max)****Bedroom Area: 11'6" x 11'5" (3.5m x 3.48m)**

Pair of doors to recessed wardrobe with hanging space and shelving. Radiator. Coving to textured ceiling. Semi open plan to;

**Dressing Room Area: 8'5" x 8'2" (2.57m x 2.5m)**

uPVC double glazed 'Georgian style' window to front aspect. Radiator. Coving to textured ceiling. Panelled door to;

**Fully Tiled Ensuite Shower Room: 7'11" x 5'9" (2.41m x 1.75m)**

Obscure uPVC double glazed 'Georgian style' window to front aspect. The recently installed ensuite has been fitted with an 'oversized' shower enclosure with fitted shower screen and integrated shower unit with drencher style shower head and further hand held attachment, dual flush wc and pedestal wash hand basin with mixer tap over. Wall mounted 'LED' mirror. Ladder style heated towel rail. Attractive tiling to all visible walls with matching floor tiling. Smooth plastered ceiling inset with recessed lighting

**Bedroom Two: 11'7" x 11'6" (3.53m x 3.5m)**

uPVC double glazed 'Georgian style' window to front aspect. Radiator. The bedroom has been fitted with a part mirror fronted 'slide-a-robe' wardrobe. Coving to textured ceiling.

**Bedroom Three: 8'10" x 8'1" (2.7m x 2.46m)**

uPVC double glazed window to rear aspect. Radiator. Pair of doors to recessed cupboard wardrobe housing wall mounted 'Ideal Boiler (Agents note; Installed approx. 2 years ago). Coving to textured ceiling.

**Bedroom Four: 9'2" x 8'2" (2.8m x 2.5m)**

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

**Family Shower Room: 7'1" x 5'6" (2.16m x 1.68m)**

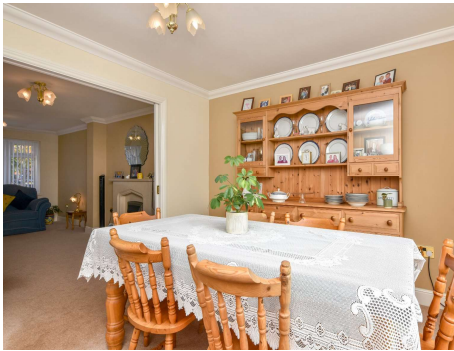
Obscure uPVC double glazed window to rear aspect. The three piece suite comprises shower cubicle with integrated shower unit, dual flush wc and pedestal wash hand basin with mixer tap over. Ladder style heated towel rail. Tiling to all visible walls. Shaver point. Wall mounted extractor fan. Smooth plastered ceiling inset with recessed lighting.

**To the Outside of the Property:**

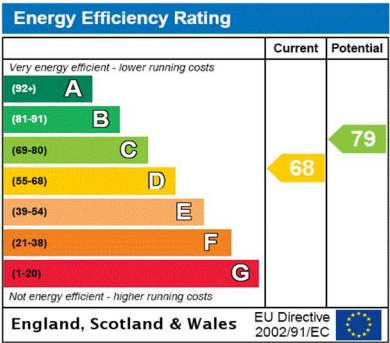
The rear Garden is approached via the Dining Room and the sideways access from the Kitchen. The garden offers a generous size block paved patio seating area with sculpted edge lawned area. Established shrub borders. Outside Water tap. External power sockets. Fencing to boundaries with rear brick wall to the rear aspect. Gated access to both elevations of the home.

**Frontage:** Attractive driveway area providing ample room for parking.









**Council Tax Band E**

**PRELIMINARY DETAILS –  
AWAITING VERIFICATION**

**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. 5/1/2025