



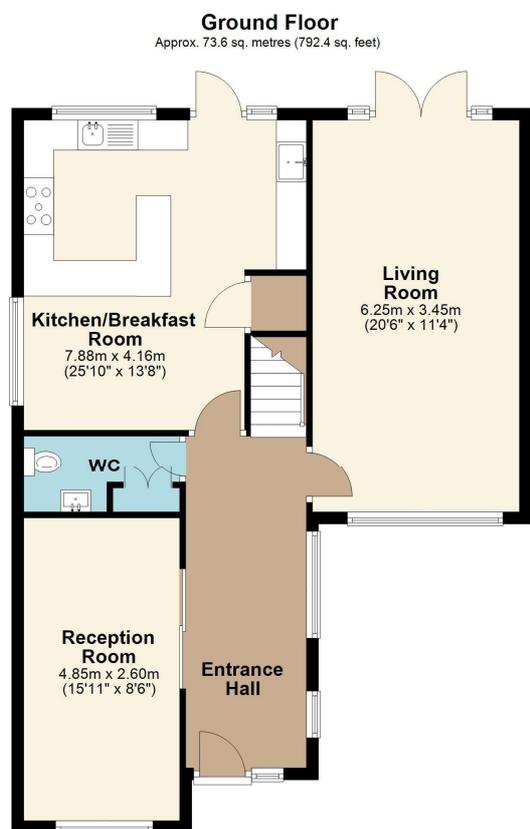
Asking Price: £495,000

44 Bishopsteignton, Shoeburyness, Essex, SS3 8AF



An extended, completely refurbished, south backing, four bedroom 'forever' family home that offers impressive reception areas, a 25'11 kitchen/breakfast room, a double width front driveway and a garage to the rear.

Offered with No Onward Chain - internal viewing is essential.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 73 | 85 |
| | | EU Directive 2002/91/EC | |

Total area: approx. 124.5 sq. metres (1340.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Bishopsteignton

- A beautifully appointed, extended south backing four bedroom family home with garage
- Impressive reception hallway, 20'6" lounge, 25'10" kitchen/breakfast room, large fitted cloakroom/WC and 15'11" third reception area
- Prestigious Bishopsteignton Development location Spacious and Well Presented Accommodation
- Four Bedrooms (Bedroom Four Currently Used as a Dressing Room)
- Principal Bedroom with Dressing Room and Fitted Wardrobes
- Large Kitchen/Breakfast Room with Rangemaster Cooker Space and Quartz Effect Work Surfaces
- Three Reception Areas Including Lounge with French Doors to Garden
- Ground Floor Cloakroom/WC
- Beautifully Refitted Four-Piece Family Bathroom
- Landscaped Rear Garden with Patio Terrace and Pergola
- Garage with Power, Lighting and Eaves Storage
- Additional Off Street Parking in Front of Garage
- Double Width Block Paved Driveway to the Front
- Convenient Access to Local Amenities and Transport Links



Entrance: A recessed, wide storm porch has a composite multi-point lock entrance door with full-height obscure double glazed multi-pane window adjacent leading into:

Reception Hallway: Two uPVC double glazed multi-pane windows to side. Radiator. Staircase to first floor landing. Coved cornice to smooth plastered ceiling. A panel door leads into the cloakroom/WC, glazed doors give access to principal reception areas, and a pair of sliding multi-pane glazed doors lead into Reception Three.

Cloakroom/WC: Radiator, tiled floor. Range of fitted bathroom furniture comprising full height cloaks/storage cupboard with hanging and shelved storage space and vanity wash basin with designer mixer tap and storage cupboards beneath. Travertine tiled splashback, wall light point, electric shaver point. Dual flush close coupled WC. Trip switch box. Extractor fan, smooth plastered ceiling.

Lounge/Dining Room: 20'6" x 11'4" (6.25m x 3.45m) A dual aspect room with uPVC double glazed French doors giving access to the landscaped rear garden (with full height matching side panels) and uPVC double glazed multi-pane window to front. Contemporary log effect electric fire. Radiator, television aerial point, coved cornice to smooth plastered ceiling.

Kitchen/Breakfast Room: 25'10" x 13'8" (7.87m x 4.17m) uPVC double glazed door leads onto the landscaped south facing rear garden, uPVC double glazed windows to side and rear. The kitchen has been professionally planned and fitted with a comprehensive range of base and pelmeted eye level cabinets in gloss fronted, frameless white units with squared edged quartz effect working surfaces and inset coloured enamel sink unit with designer mixer tap, additional utility/vegetable prep sink. Under unit lighting. Space and supply for double width stove with brushed steel designer extractor canopy with glass splashback above. Integrated housing for fridge/freezer. Space, plumbing and drainage for automatic washing machine and tumble dryer. Recess for microwave oven. Access to larder cupboard with courtesy light and shelving. Radiator, smooth plastered ceiling with recessed LED lighting.

Reception Three: 15'11" x 8'6" (4.85m x 2.6m) uPVC double glazed multi-pane window to front. Radiator. Coved cornice to smooth plastered ceiling. ***Could alternatively be used as an additional double bedroom, adjacent to the ground floor WC.***

Landing: Access to insulated roof space. Panelled doors lead off to all rooms.

Bedroom One: 11'6" x 11'6" (3.5m x 3.5m) uPVC double glazed multi-pane window to front. Radiator. Full height double fronted fitted wardrobe cupboard with hanging and shelved storage space. Coved cornice to smooth plastered ceiling. An open doorway leads through to:

Dressing Room*: 8'10" x 8'2" (2.7m x 2.5m) uPVC double glazed window to rear. Radiator. Fitted with a contemporary range of full height 'Sliderobe' wardrobe cupboards with hanging and shelved storage space. Coved cornice to smooth plastered ceiling with recessed directional LED lighting. Agent's note: our clients converted the

former fourth bedroom into the dressing room, however the fourth bedroom could easily be reinstated).

Bedroom Two: 11'6" x 11'4" (3.5m x 3.45m) uPVC double glazed multi-pane window to front. Radiator. Full height double fronted built in wardrobe cupboard with hanging and shelved storage space. Coved cornice to smooth plastered ceiling.

Bedroom Three: 8'10" x 7'10" (2.7m x 2.4m) uPVC double glazed window to rear. Radiator. Coved cornice to ceiling.

Bedroom Four*: 8'10" x 8'2" (2.7m x 2.5m) Please refer to 'Dressing Room' description above.

Family Bathroom: A beautifully re-fitted spa style bathroom with obscure uPVC double glazed window to rear. Fitted with a four piece suite comprising panel enclosed bath with designer mixer tap and shower attachment, vanity wash basin with designer mixer tap and gloss fronted storage cupboard beneath, dual-flush close coupled WC and frameless glass 'walk-in' shower enclosure with wet room style shower. Full height heated towel rail. Electric shaver point. Coved cornice to smooth plastered ceiling with recessed LED lighting. Extractor fan.

To the Outside of the Property

Rear Garden: The South facing rear garden commences from the kitchen/breakfast room and lounge/dining room with a full-width slate effect paved patio terrace, ideal for dining alfresco. Dwarf retaining wall with shaped planted side borders. Full height fencing to both sides and rear. Contemporary landscape fencing with lighting to both sides. A footpath leads to the rear of the garden where a pergola covered area leads into the garage and garden storage shed. Personal door to garage. Multiple external power points, and secure gated side access to the front of the property. External water supply.

Garage: Up and over door to front. Power and light connected. Leadlight glazed door to side. Access to eaves storage space.

The Frontage: Double width cobbled block paviour driveway. External power supply. Wall light point. An established front garden with planted border.





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. 3/16/2026