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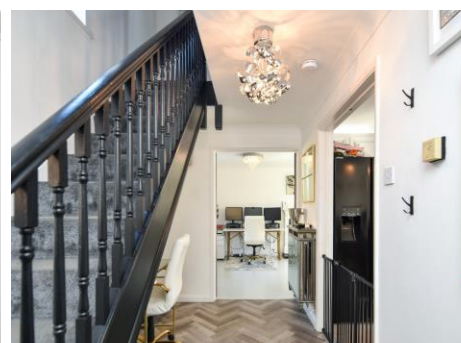
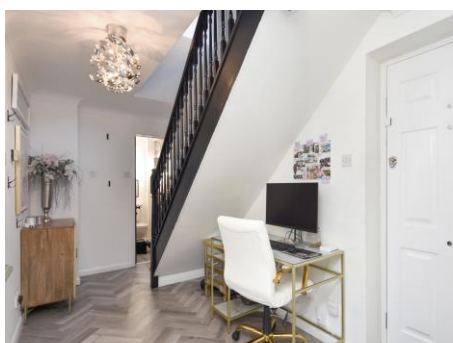
HUNT ROCHE

The Estate Agent

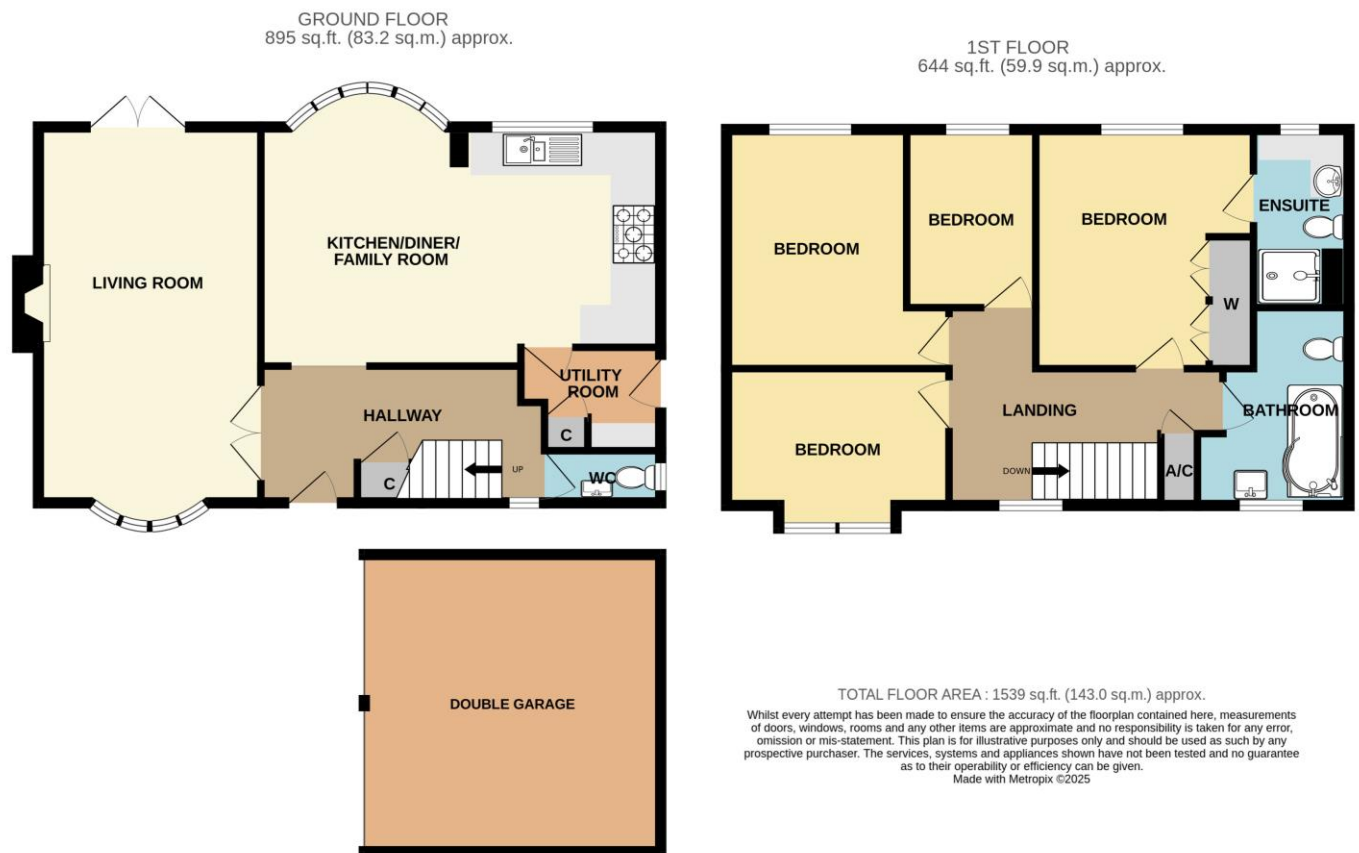


Guide Price: £650,000 - £675,000

151 Churchfields, Shoeburyness, Essex, SS3 8TW



Offering sensational kerb appeal is this detached 'executive style' home located in North Shoebury on a spacious corner plot position with a south-facing garden, ample parking, and a detached double garage. Recently upgraded to a high standard, it features a generous size open-plan kitchen with a charming bay window, spacious dual aspect Living Room and a guest cloakroom WC. There are FOUR BEDROOMS, with ensuite to the main bedroom and a Family Bathroom. With huge potential to extend (STPP), this home offers the perfect blend of comfort, style, and future possibilities in a sought-after location.



- Executive Four-Bedroom Detached Home in a sought-after North Shoebury location
- Spacious Plot with extensive parking and a double garage
- Generous Open-Plan Kitchen/Diner with a charming bay window overlooking a South-Facing Garden – perfect for outdoor living and entertaining
- Generous dual aspect Living Room
- Main Bedroom with modern En Suite
- Huge Potential to Extend (STPP) for future expansion
- Convenient Location close to transport links, schools, and amenities

Entrance via: A striking brick retaining wall frames the front and one side of this impressive property, leading to a spacious well designed block-paved driveway—offering ample parking for at least six large vehicles. A detached pitched-roof garage, complete with a pair of up-and-over doors, provides additional parking with added advantage of eaves storage space, and power and lighting. The remainder of this exceptional frontage is enhanced by a well-maintained lawned area with fencing to boundary, adding to the property's kerb appeal and charm. Access to the garden approached via sideways access to the left hand side of the garages.

Reception Hallway: 14'2" x 7'2" (4.32m x 2.18m) Attractive 'Karndean' flooring. Double width open access to Kitchen/Diner. Pair of panelled doors to Living Room. Stairs rising to first floor accommodation with spindle balustrade and storage space under. uPVC double glazed window to front aspect. Radiator inset with attractive mirror plated cover with mirror shelf over. Coving to smooth plastered ceiling. Further panelled door to;

Ground Floor Guest Cloakroom/W.C: 6'1" x 2'9" (1.85m x 0.84m) Obscure uPVC double glazed window to side aspect. The suite comprises low level dual flush wc and wash hand basin with mixer tap over and storage cupboard under. Attractive 'Karndean' flooring. Radiator. Coving to smooth plastered ceiling.



Dual Aspect Living Room: 19'8" x 11'8" (6m x 3.56m) Pair of uPVC double glazed french doors providing access to the rear Garden. Attractive uPVC double glazed 'bow' window to front aspect. Feature fireplace with 'marble effect' back plate and decorative mantle surround inset with gas fire. Two radiators. Coving to smooth plastered ceiling.



Open plan Kitchen/Dining/Family Room: 20'11" (6.38) x 12'5" (3.78) (increasing to 16'6" (5.03)) Feature uPVC double glazed bay window to rear aspect. Further uPVC double glazed window to the rear aspect overlooks the garden. Tiled flooring. The kitchen comprises a range of eye and base level units with roll edge 'marble effect' worktops over, inset with 'rose gold' coloured stainless steel 'one and a half' quarter bowl sink unit with mixer tap over. Freestanding Range Style oven with six ring gas hob and stainless steel extractor over. Splashback tiling. Space for American style fridge/freezer. Radiator. Coving to smooth plastered ceiling. Part glazed panelled door to;

Utility Room: 8'1" x 5'5" (2.46m x 1.65m) uPVC double glazed door to side aspect providing sideways access to Garden and gated access to the frontage. Fitted with eye and base level units with roll edge worktops, with under counter recess for appliances. Full height larder style cupboard. Wall 'Ideal Classic' mounted boiler. Radiator. Smooth plastered ceiling.

The First Floor Accommodation comprises

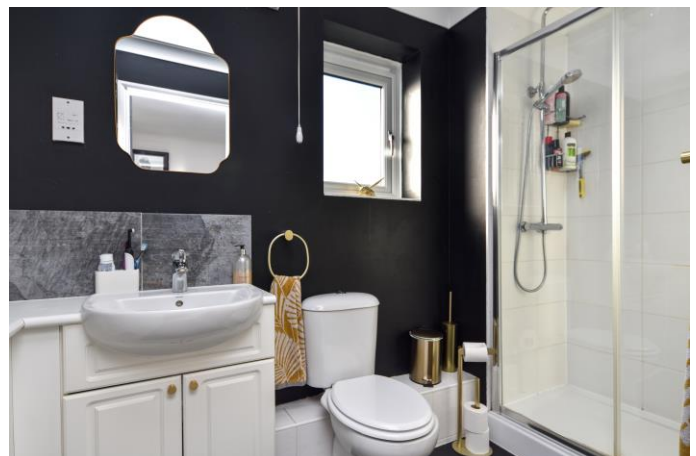


Galleried Style Landing: Large mid level uPVC double glazed window to front aspect. Panelled door to over-stairs airing cupboard providing ample linen shelving space. Radiator. Doors to Bedrooms and Bathroom. Coving to smooth plastered ceiling inset with loft access.

Main Bedroom: 12'3" x 11'5" (3.73m x 3.48m) uPVC double glazed window to rear aspect. Radiator. The Bedroom is fitted with a range of built in 'four door' wardrobes to one aspect. Coving to smooth plastered ceiling. Panelled door to;



Dual aspect En Suite Shower Room/W.C.: 9'4" x 4'10" (2.84m x 1.47m) Pair of obscure uPVC double glazed windows to both side and rear aspects. The white suite comprises a vanity unit extending to provide ample counter top space with cupboards under inset with wash hand basin with mixer tap and splashback tiling, low level dual flush wc and double width 'walk in' in tiled shower enclosure with feature waterfall style shower and further retractable shower head. Ladder style heated towel rail. Wall mounted shaver point and extractor fan. Coving to smooth plastered ceiling.



Bedroom Two: 12'5" (3.78) x 9'5" (2.87) (excluding door recess)

uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

Bedroom Three: 11'8" (3.56) x 9'6" (2.9) (into bay))

uPVC double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

Bedroom Four: 9'5" x 6'9" (2.87m x 2.06m)

uPVC double glazed window to rear aspect. Radiator. Coving to smooth plastered ceiling.

Family Bathroom/W.C: 9'11" (3.02) (max) x 7'9" (2.36) (max)

Obscure uPVC double glazed window to front aspect. The white suite comprises a panelled enclosed shower bath with fitted curved shower screen with mixer tap over and integrated shower unit, pedestal wash hand basin with mixer tap and low level dual flush wc. Ladder style heated towel rail. Wall mounted shaver point and extractor fan. Coving to smooth plastered ceiling.

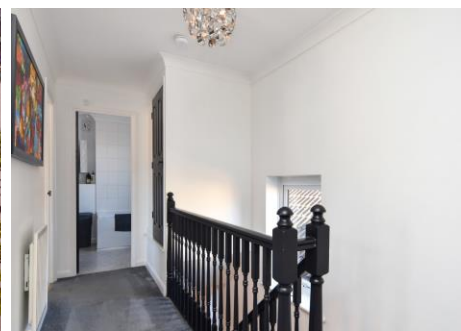
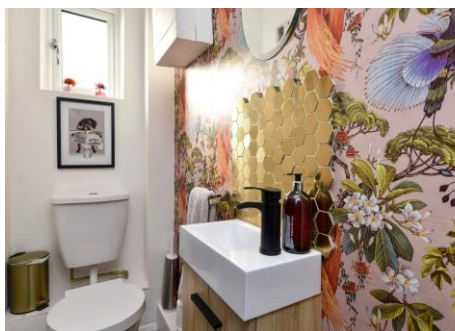
To the Outside of the Property

South Facing Garden:

The generous rear garden offers a wonderful open aspect, perfect for relaxation and entertaining. It begins with a spacious hardstanding patio area, complete with gated side access for convenience. A decked patio seating area to one aspect. Flower bed borders. Outside water tap. The remainder of the space is laid to lawn, with fencing to boundaries. (Please be advised that the Hot Tub will not be included within the sale).

Council Tax Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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. 2/1/2025