

Est. 1995

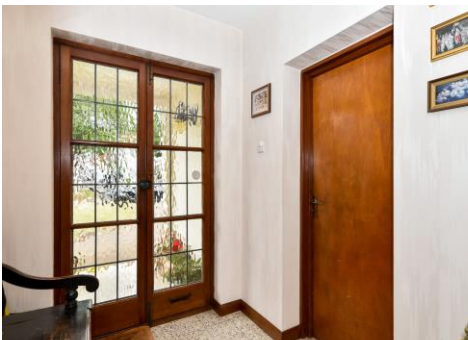
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £750,000**

11 Weare Gifford, Shoeburyness, Essex, SS3 8AB



**Set within a sought-after cul-de-sac in Bishopsteignton, on the borders of Thorpe Bay, this spacious family home boasts a generous frontage and excellent kerb appeal. Inside, a bright living room flows into a generous dining area, with a well-sized kitchen/breakfast room, utility room, and guest WC completing the ground floor. Upstairs offers four double bedrooms, including a main bedroom with en-suite, plus a family bathroom. The established south-facing garden provides privacy and seclusion, while the front offers ample off-road parking and a double garage with electric door. Ideally located close to local amenities, transport links, and schools.**



- Bright and spacious living room, seamlessly flowing into the dining room – ideal for entertaining
- Well-sized kitchen/breakfast room, perfect for busy family mornings
- Handy utility room and guest WC on the ground floor
- Four double bedrooms – ideal for growing families or flexible home office space
- Main bedroom features a private en-suite bathroom
- South-facing rear garden – private, established, and designed for peaceful outdoor living
- Off-road parking for multiple vehicles
- Large double garage with electric up-and-over door

#### Prime Location Benefits:

- Situated in a quiet, family-friendly cul-de-sac
- Close to Thorpe Bay's amenities, transport links, schools, and green spaces
- Easy access to local shops, seafront, and major routes for commuting

#### A Rare Opportunity

This chain-ready home offers space, comfort, and location in equal measure – the perfect long-term family property with scope to personalise and make your own.

Enquire today to arrange your viewing – early interest advised!





**Entrance via:** Generous frontage offering parking for numerous vehicles and access to the Double Garage, with attractive lawned area to the side inset with flower bed borders.

Recessed entrance porch with access to a pair of obscure multi pane glazed doors to;

**Entrance Vestibule:** 6'7" x 5'9" (2m x 1.75m) Tiled flooring. Courtesy door providing access to Garage. Smooth plastered ceiling. Obscure multi pane glazed door, with matching side panels through to;

**Spacious Reception Hallway:** 16'7" (5.05) x 11'7" (3.53) (reducing to 6'7" (2)) Stairs rising to first floor accommodation with door to under stair storage cupboard. Radiator. Doors to Living Room, Dining Room, Kitchen and Ground Floor Guest WC/Utility. Wall light unit. Smooth plastered ceiling.

**Living Room:** 18'3" x 12'8" (5.56m x 3.86m) Window to front aspect. Radiator. Built in 'Yorkstone effect' fireplace with fire recess and mantle over. Pair of attractive wall recessed niches. Wall light points. Papered 'crown coved' ceiling. Pair of sliding doors providing access to;

**Dining Room:** 18'6" x 10'6" (5.64m x 3.2m) Approached via the Living Room and the Reception Hallway. Multi pane obscure glazed door to rear opening to the Garden. Large South facing window to rear aspect. Radiator. Papered 'crown coved' ceiling.

**Kitchen:** 17'11" x 10'7" (5.46m x 3.23m) Pair of South facing windows to rear aspect. The generous Kitchen/Breakfast Room is fitted with a range of eye and base level units with rolled edge working surfaces over inset with 'one-and-a-half' stainless steel sink unit with mixer tap over. The worksurfaces area extends to provide a breakfast bar seating area. Built in eye level 'Creda' electric double oven with split level 'Bosch' four ring hob with concealed extractor over. Undercounter 'Kenwood' dishwasher (to remain). Space for freestanding fridge/freezer. Wall mounted 'Main' boiler. Partly tiled walls. Radiator.

**Utility Room/Guest WC:** 6'6" x 5'1" (1.98m x 1.55m) Obscure glazed window to side aspect. The coloured two piece suite comprises pedestal wash hand basin and low level flush wc. Radiator. Tiling to all visible walls. Recessed area inset with shelving to provide a 'stacked' area for washing machine and tumble dryer.

### **The First Floor Accommodation comprises**

**Landing:** 21'11" x 6'5" (6.68m x 1.96m) Obscure double glazed window to side aspect. Doors to Bedrooms, Bathroom/wc. Door to recessed storage cupboard. Further door to airing cupboard inset with linen shelving. Radiator. Smooth plastered ceiling with access to loft space with pull down ladder.

**Main Bedroom Suite:** 16'8" x 10'6" (5.08m x 3.2m) Large south facing window to rear aspect. The Bedroom is fitted with a comprehensive range of floor to ceiling wardrobes which extends to a further pair of wardrobes with high level bedhead cupboards over and matching freestanding bedside cabinet with wall light points over. Radiator. Papered 'crown coved' ceiling. Door to;

**Ensuite Bathroom:** Obscure glazed south facing window to rear aspect. The coloured three piece suite comprises panelled enclosed bath with twin hand grips, pedestal wash hand basin and low level flush wc. Heated towel rail. Tiling to all visible walls. Shaver point. Smooth plastered ceiling.

**Bedroom Two:** 18'3" x 12'8" (5.56m x 3.86m) Window to front aspect. The Bedroom is fitted with a range of 'six door' wardrobes to one aspect in set with dressing table/drawer stack. Radiator. Smooth 'crown coved' ceiling

**Bedroom Three:** 11' x 10'9" (3.35m x 3.28m) Window to front aspect. The Bedroom is fitted with two door floor to ceiling wardrobe. Radiator. Smooth 'crown coved' ceiling.

**Bedroom Four:** 11'7" x 11' (3.53m x 3.35m) Window to front aspect. Radiator. Smooth 'crown coved' ceiling.

**Family Bathroom:** 9'9" x 7'3" (2.97m x 2.2m) Obscure glazed south facing window to rear aspect. The coloured three piece suite comprises panelled enclosed bath with twin hand grips, tiled shower enclosure with integrated shower unit, and pedestal wash hand basin. Heated towel rail. Tiling to all visible walls. Shaver point. Smooth plastered ceiling.

#### **Separate WC:**

Obscure glazed window to side aspect. The coloured two piece suite comprises low level flush wc and suspended wash hand basin. Heated towel rail. Tiling to all visible walls. Smooth plastered ceiling.

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

The SOUTH FACING rear garden is accessed via both the Dining Room and a side access from the Kitchen. It begins with a generous full-width paved patio seating area, ideal for outdoor dining and relaxation, with the remainder laid mainly to lawn. The garden also features a brick-built pair of outhouses/storage sheds and gated side access for added convenience. Mature trees line the borders, providing privacy and character—with the option to trim them back to increase usable garden space, as advised by the seller, should any prospective buyer wish.

**Garage:** 18'8" x 15' (5.7m x 4.57m) Power and lighting. Electric double width up-and-over door to front aspect. Wall mounted utility meters/fuse box.

#### **Agents Note;**

According to the sellers, solid Cherrywood flooring lies beneath the existing carpets in the Living Room, Dining Room and Hallway, presenting an opportunity for any interested parties to upgrade the existing flooring.

#### **Council Tax Band F**

#### **Preliminary Details – Awaiting Verification**











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	84 B

**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. 6/12/2025