

Est. 1995

# HUNT ROCHE

*The Estate Agent*



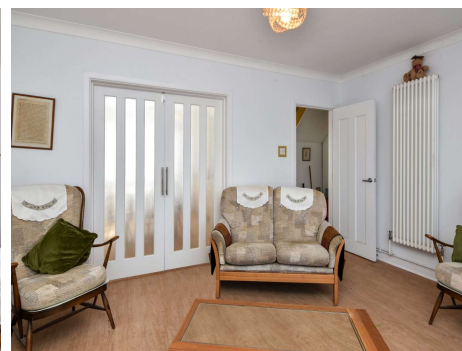
Asking Price: £600,000

95 Bishopsteignton, Shoeburyness, Essex, SS3 8AF

Est. 1995

## HUNT ROCHE

*Bishopsteignton Bureau*

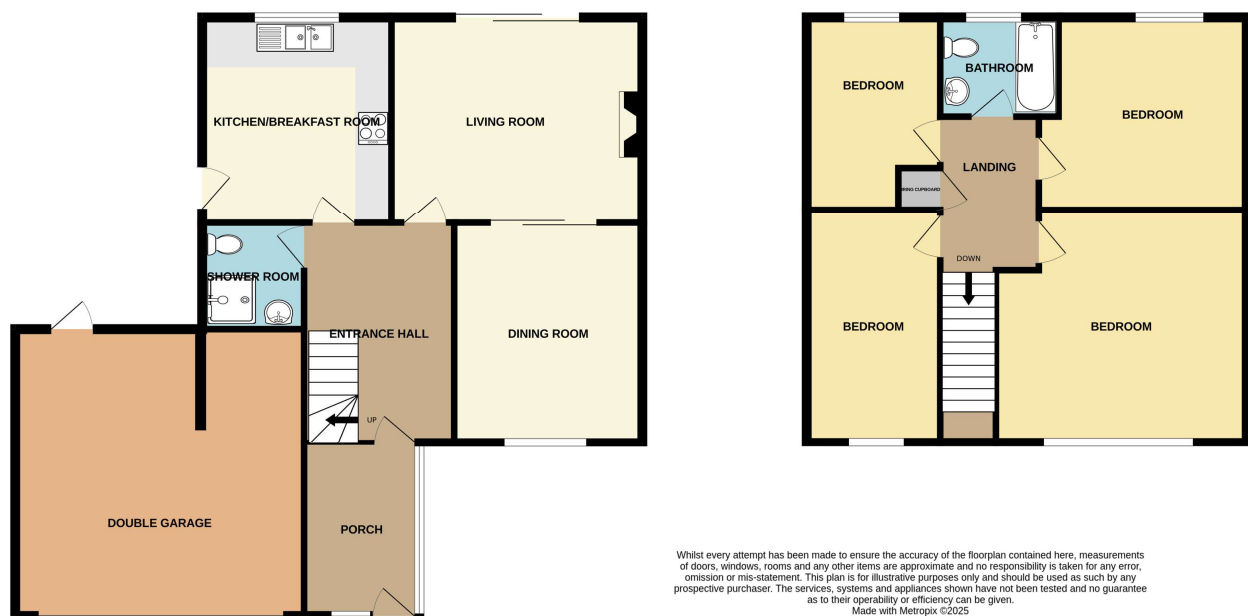


Located in the sought-after Bishopsteignton area, this DETACHED Energy-Efficient Family Home offers FOUR well-proportioned bedrooms, a Kitchen/Breakfast Room, and a living room with sliding doors allowing the option to divide into two separate rooms.

There is direct access to the west-facing garden from the living Room.

**\*Eco features\*** include an Air Source Heat Pump for efficient heating and hot water, plus Solar Panels to help power the home and cut energy bills.

Outside boasts a substantial Garden, a double-width garage with EV charger, and ample driveway parking.



- Detached 'Energy Efficient' family home offering four generous bedrooms
- Living Room offers direct access to the rear garden and semi-open-plan connection to a Dining Room via sliding doors, allowing the rooms to be opened or separated as desired
- Spacious fitted Kitchen/Breakfast Room
- Ground floor shower room and first floor Bathroom
- Substantial WEST facing rear garden
- Air Source Heat Pump – modern, efficient system providing heating and hot water all year round, even in colder conditions offering Lower Running Costs
- The home also boasts Solar Panels – generate clean electricity to help power the heat pump and household appliances. Energy Savings – combination of solar and air source technology reduces grid consumption and energy bills.
- Double width Garage with roller shutter door, fitted EV charger and power & lighting





### Overview:

Perfectly positioned for Southend, Thorpe Bay, and Shoeburyness's highly regarded schools, this impressive four-bedroom detached home, located within the desirable Bishopsteignton area, blends ample living space with modern eco-friendly features.

The accommodation is arranged to provide flexibility for family life, with a bright living room that connects to a separate dining room via sliding partition doors, a kitchen/breakfast room, and the convenience of both a family bathroom upstairs and a shower room on the ground floor.

Energy efficiency is a key highlight, with a solar panel system, air source heat pump, and a double garage fitted with an EV charging point – future-proofing the home while helping to reduce running costs.

Outside, the property sits on a generous plot with a broad frontage, ample driveway parking, and electric garage door access.

The west-facing rear garden is perfect for entertaining and enjoying the afternoon sun, while the location puts you within easy reach of Thorpe Bay's Broadway and Station, the seafront, sports and leisure facilities, and the vibrant Southend city centre with its international airport.

Early viewing is strongly advised to secure this superb opportunity.

**Entrance via:** uPVC double glazed door providing access to;

**Spacious Dual aspect Porch:** 9'2" x 6'6" (2.8m x 1.98m) uPVC double glazed windows to front and side aspects. Radiator. Panelled ceiling. Flagstone style flooring. Exposed brick wall to one aspect. Panelled ceiling. Composite door provides access to; ,

**Reception Hallway:** Turned staircase with a contemporary stainless steel balustrade with wooden handrail over providing access to first floor with half height under stair storage cupboard. Radiator. Panelled doors to Living Room, Dining Room and Ground Floor Shower Room. Coving to smooth plastered ceiling. Part glazed door to;

**Kitchen/Breakfast Room:** 11'10" x 11'4" (3.6m x 3.45m) uPVC double glazed window to rear aspect overlooking rear Garden. Part obscure uPVC double glazed door providing sideways access. The Kitchen is fitted a range of eye and base level units with square edge working surfaces over with matching laminate splashbacks, inset with a stainless steel double bowl sink unit with single drainer and mixer tap over. Recess for freestanding oven with a glass splashback and an extractor hood over. Under counter unit recessed for appliances. Eye level AEG microwave. Tiled flooring. Radiator. Coving to smooth plastered ceiling inset with recessed lighting above the sink area.

**Ground Floor Shower Room:** 6'3" x 12'5" (1.9m x 3.78m) uPVC double glazed window to rear aspect. The white three piece suite comprises a shower enclosure with integrated shower unit, low level w/c and wash hand basin with storage drawer under. Ladder style heated towel rail. Tiling to all visible walls. Wall mounted extractor. Coving to smooth plastered ceiling.

**Living Room:** 14'8" x 11'10" (4.47m x 3.6m) uPVC double glazed sliding patio doors to rear aspect with direct access to the garden. Feature 'stone' fireplace surround with mantle over inset with electric fire. Laminate wood effect flooring. Contemporary vertical column radiator. Coving to smooth plastered ceiling.  
A pair of part glazed sliding doors opening to;

**Dining Room:** 12'3" x 10'11" (3.73m x 3.33m) uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

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

**Landing:** 8'2" x 4'9" (2.5m x 1.45m) Panelled doors to all rooms. Further door to recessed airing cupboard. Smooth plastered ceiling with access to loft space via pull down ladder.

**Bedroom One:** 14'5" (max) x 13'6" (4.4m (max) x 4.11m) Pair of uPVC double glazed windows to front aspect. Radiator. Coving to smooth plastered ceiling.

**Bedroom Two:** 12'8" (3.86) (reducing to 11' (3.35)) x 11'1" (3.38) uPVC double glazed windows to rear aspect. Radiator. Smooth plastered ceiling.

**Bedroom Three:** 14' x 8'1" (4.27m x 2.46m) uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling.

**Bedroom Four:** 10'11" (3.33) (max) x 8'2" (2.5) (max) uPVC double glazed window to rear aspect. Radiator. Smooth plastered ceiling.

**Family Bathroom:** 7' x 5'6" (2.13m x 1.68m) Obscure uPVC double glazed window to rear aspect. The suite comprises a panelled enclosed bath with a ceiling mounted shower head over, low level w/c and vanity wash hand basin with storage drawer under. Ladder style heated towel rail. Tiling to all visible walls inset with border tiling. Extractor fan. Smooth plastered ceiling.



**To the Outside of the Property: 65ft x 35ft approx**

The generous sized West facing rear Garden is approached via the sideway access from Kitchen and directly from the Living Room to a paved patio seating area which opens to the lawn with flower bed border and raised planters. Attractive shaped wooden seating area and a vegetable garden set to the rear. Shed, sideway with a side gate, rear personal door to the garage, outside tap and Lighting.

**Double Garage: 17'2" x 16'11" (5.23m x 5.16m)** Double width electric roller door to driveway. Timer courtesy door to garden, Fitted with power and lighting, and a fitted EV charging point.

**Frontage:** The frontage provides a driveway for off-street parking for two cars and leads to a double garage. Part lawned area and flower beds.

**Agents Note:**

The property features solar panels installed on both the front and rear elevations of the roof, maximizing energy efficiency. Heating is provided by an eco-friendly Air Source Heat Pump, offering sustainable and cost-effective warmth throughout the home.

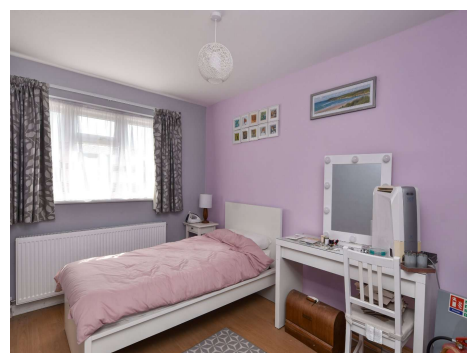
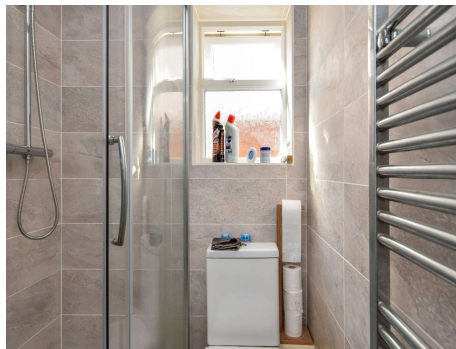
**Air Source Heat Pump: (Located within the rear Garden)**

This home benefits from a modern 'Daikin' air source heat pump, an eco-friendly and energy-efficient system that draws heat from the outside air to provide heating and hot water all year round, even in colder weather. This not only offers low maintenance but also reduced running costs compared to traditional heating systems and significantly lowers the property's carbon footprint.

**Solar Panels:** In addition, the property is fitted with solar panels, generating clean electricity that can be used to help power the heat pump and other household needs. This combination not only makes the home more sustainable but can also deliver considerable savings on energy bills — a valuable long-term investment for any homeowner.

Council Tax - Band F

PRELIMINARY DETAILS – AWAITING VERIFICATION





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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. 8/14/2025