



*A stunning Detached Family Home  
Dalwood, Bournes Green School Catchment, Shoeburyness  
Guide Price - £600,000 - £615,000*

# Overview

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## Property Overview

Situated within the highly regarded Bournes Green catchment area, this attractive modern four bedroom family home occupies a pleasant cul-de-sac position within the popular Dalwood development. The property offers spacious and well balanced family accommodation arranged over two floors, complemented by a high specification interior including a bespoke media feature fireplace wall, luxury kitchen, contemporary en-suite shower room and stylish family bathroom.

Externally, the property benefits from a generous west facing landscaped rear garden designed for low maintenance family use and outdoor entertaining, together with driveway parking and detached garage.

The property is ideally suited to growing families seeking access to highly regarded local schooling, coastal amenities and excellent transport connections.

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## Area Overview – Dalwood, Shoeburyness (SS3)

The home is located within the sought after Bournes Green catchment area, making it particularly popular with families relocating to the area for schooling. The location offers a balance of quiet residential living whilst remaining conveniently positioned for everyday amenities. Shoeburyness is a coastal town forming part of the wider Southend-on-Sea area, offering access to award winning beaches, coastal walks and recreational facilities. The nearby Thorpe Bay Broadway provides a range of independent shops, cafés, restaurants and everyday convenience stores.

For commuters, there are mainline railway services available from nearby stations providing direct rail links into London Fenchurch Street, making the area attractive for London commuters seeking coastal living.

**Entrance via:** Part canopied entrance to uPVC entrance door inset with a pair of obscure leaded double glazed inserts to;



**Spacious Reception Hallway:** 11' x 8'5" (3.35m x 2.57m) A truly impressive entrance featuring a uPVC double glazed panelled vertical leaded gallery window to the front aspect. The space is dramatically enhanced by a showstopping cascading drop light fitting, elegantly suspended through the stairwell to create a real statement centrepiece. A turned staircase rises to a part-galleried first floor landing with access to an understairs storage cupboard. The hallway benefits from herringbone effect solid wood parquet flooring and a radiator inset within a decorative surround. Attractive part-glazed feature doors lead to the Living Room and Kitchen, with a further panelled door providing access to the ground floor Guest WC. Finished with cornice to a smooth plastered ceiling.

**Ground Floor Cloakroom/W.C.:** 8'5" x 3'6" (2.57m x 1.07m) Obscure uPVC double glazed leaded light window to the side aspect. Fitted with a two-piece suite comprising a close-coupled WC and suspended wash hand basin with travertine miniature tiled splashback and matching window sill. Radiator. The room is finished with a tiled floor and offers further space for appliances (if required) appliance space, making it both practical and versatile. Textured ceiling.





**Sitting Room: 18'4" (5.6) x 12'3" (3.73) (increasing into bay 15'1" (4.6))** An impressive reception room featuring a walk-in square bay with uPVC double glazed patio doors and return window opening directly onto the rear garden, together with an attractive uPVC double glazed leaded light full height window adjacent to the fireplace. A real focal point of the room is the bespoke contemporary fireplace and media wall installation, comprising a recessed niche designed to accommodate approximately a 50" flat screen television, set above a contemporary inset living flame style fire with concealed ambient lighting. The installation is framed with polished granite hearth and base detailing, with surrounding contemporary stacked stone / split-face feature tiling creating a textured architectural finish. Integrated recess provision is positioned within the lower section, with inset LED spotlight downlighting set into the flanking recess panels, enhancing the overall feature and evening ambience. A pair of six-light glazed internal doors, set within quality timber frames, open through to the separate dining room — allowing excellent natural light flow between the two spaces whilst providing the flexibility of open-plan entertaining or more formal separation when required. The room is finished with herringbone effect solid wood parquet flooring, cornice to a smooth plastered ceiling and two radiators.

**Dining Room: 12'4" x 9'9" (3.76m x 2.97m)** A well-proportioned formal dining room featuring a uPVC double glazed leaded light window overlooking the rear garden. The room is finished with herringbone effect solid wood parquet flooring, radiator and cornice to smooth plastered ceiling. Further six-light glazed internal door provides access to the;





**Fitted Kitchen: 13'1" x 8'5" (4m x 2.57m)** A well appointed and stylishly fitted kitchen featuring a uPVC double glazed leaded light window to front aspect with an obscure uPVC double glazed door providing access to the side of the property. Fitted with a range of solid wood shaker-style cabinets complemented by rolled edge work surfaces and inset one and a quarter bowl stainless steel sink unit with mixer tap over. Integrated appliances include a 'Neff' brushed steel fan assisted electric oven with matching four ring hob and contemporary brushed steel extractor canopy above with pelmet light inset. Upright fridge/freezer and dishwasher, together with space and plumbing for an automatic washing machine. Additional features include drawer stack storage, corner storage solutions, glazed display cabinet with internal lighting and under unit task lighting. Feature pelmet lighting with inset LED downlighting is positioned above the window and hob area. The kitchen also benefits from a cupboard housing the wall mounted gas boiler. Finished with stone effect ceramic tiled splashbacks to working areas, complementary half height wall tiling and a practical porcelain non-slip tiled floor. Textured ceiling.



**Impressive Part Galleried Landing: Overall measurement 7'1" (2.16) wide x 11'6" (3.5) (incl staircase)**

A bright and spacious part galleried first floor landing featuring a striking full height uPVC double glazed leaded light window to the front aspect, flooding the stairwell and landing with natural light. The space is enhanced by a contemporary cascading statement light fitting. Access is provided to the insulated roof space and to an oversized airing cupboard fitted with linen shelving and hanging rail. Panelled doors lead to all first floor rooms. Finished with cornice to a smooth plastered ceiling with inset light fitting.





**Main Bedroom: 12'2" (3.7) x 9'10" (3) (increasing to 13'5" (4.1) )** A well proportioned principal bedroom featuring a uPVC double glazed leaded light window to rear aspect. The room is fitted with an attractive range of bespoke cream bedroom furniture comprising a pair of floor to ceiling double wardrobes and matching triple drawer stack. Recess with wiring provision for wall mounted flat screen television. Radiator. Textured ceiling. Sliding panelled door leads through to the:

**Luxury En-Suite Shower Room: 8' x 3'1" (2.44m x 0.94m)** Obscure uPVC double glazed leaded light window to the rear aspect. The suite comprises an independent fully tiled shower cubicle fitted with a contemporary brushed stainless steel multi-function shower panel incorporating body jets, overhead shower and handheld shower attachment. The shower area is finished with large format dark textured wall tiling, complemented by contrasting glass and stone mosaic feature tiling. Concealed dual flush WC with chrome flush plate and built-in storage cabinet above, together with a wash hand basin with square profile mixer tap, mosaic tiled splashback and vanity drawer storage beneath. Mirrored wall mounted storage cabinet above. Stone tiled flooring. Heated towel rail. Textured ceiling.



**Bedroom Two: 13'2" x 8'8" (4.01m x 2.64m)** A well presented and good size second bedroom featuring a uPVC double glazed leaded light window to front aspect. Radiator. Textured ceiling.

**Bedroom Three: 12'2" x 7'7" (3.7m x 2.3m)** uPVC double glazed leaded light window to the rear aspect with radiator beneath. The room is fitted with a range of built-in bedroom furniture incorporating pair of full height wardrobes with overhead storage cupboards and integrated bed recess with feature panelled backing. Textured ceiling.



**Bedroom Four: 8'8" x 7'7" (2.64m x 2.3m)** uPVC double glazed leaded light window to the front aspect. Radiator. Laminate wood effect flooring. The room is fitted with a range of built-in furniture comprising two single corner "extra space" wardrobe units, triple overhead storage cabinets, together with desk seating area. Textured ceiling.



#### **Luxury Family Bathroom:**

**9'2" (2.8) (incl door recess) x 6'11" (2.1)**

Obscure uPVC double glazed leaded light window to the rear. The Bathroom is fitted with a contemporary three-piece suite in white comprising a corner 'Jacuzzi' style bath with central control mixer tap incorporating a pull-out shower head, together with an additional integrated shower over and fitted shower screen. Wall mounted double width wash hand basin with mixer tap over and vanity drawers beneath and dual flush close coupled W.C. Full height heated towel rail. Tiled flooring. Mixed tiling design incorporating large format stone-effect wall tiling complemented by contrasting decorative mosaic feature tiling. Wall mounted mirror with integrated mirrored storage cabinet above. Smooth plastered ceiling inset with recessed lighting.

**To the Outside of the Property: Approx 45' (13.72) x 40' (12.2)**

The rear garden has been attractively landscaped and commences directly from the Sitting Room with a full width slate-effect coloured stone patio terrace. The remainder is laid to a well-maintained lawn with fenced boundaries to both sides and rear. To the far rear of the garden is a raised, covered decked play area set beneath mature screening trees, creating a sheltered recreational space. There is timber gated side access leading to the front of the property. Agents Note: The storage shed is not included within the sale.

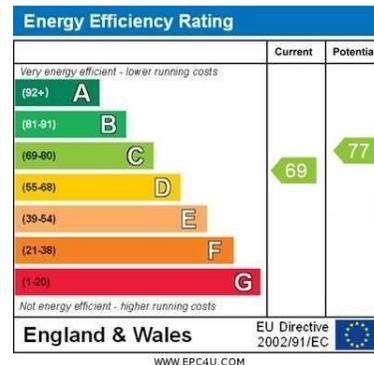


**Detached Garage:**

Up and over door to front. Eaves storage space. Courtesy door to side. Power and light. Parking to the front of the home.

**Council Tax Band F**

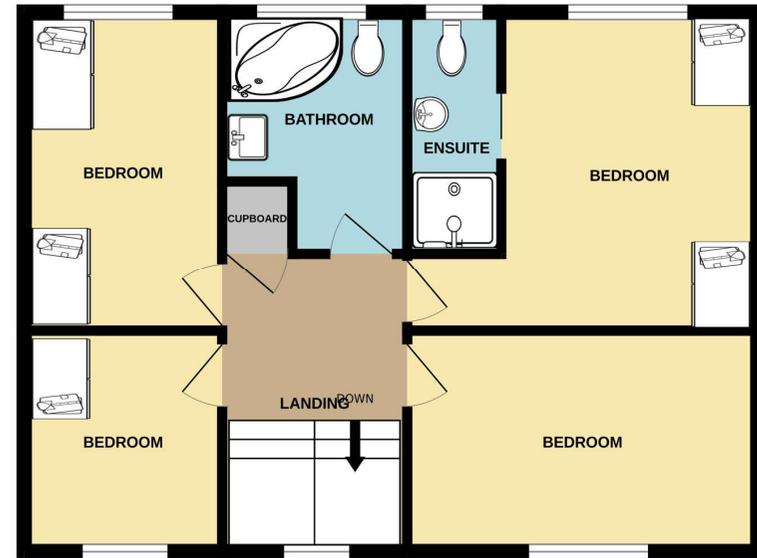
**PRELIMINARY DETAILS - AWAITING VERIFICATION**



GROUND FLOOR



1ST FLOOR



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Council Tax Band F - PRELIMINARY DETAILS – AWAITING VERIFICATION