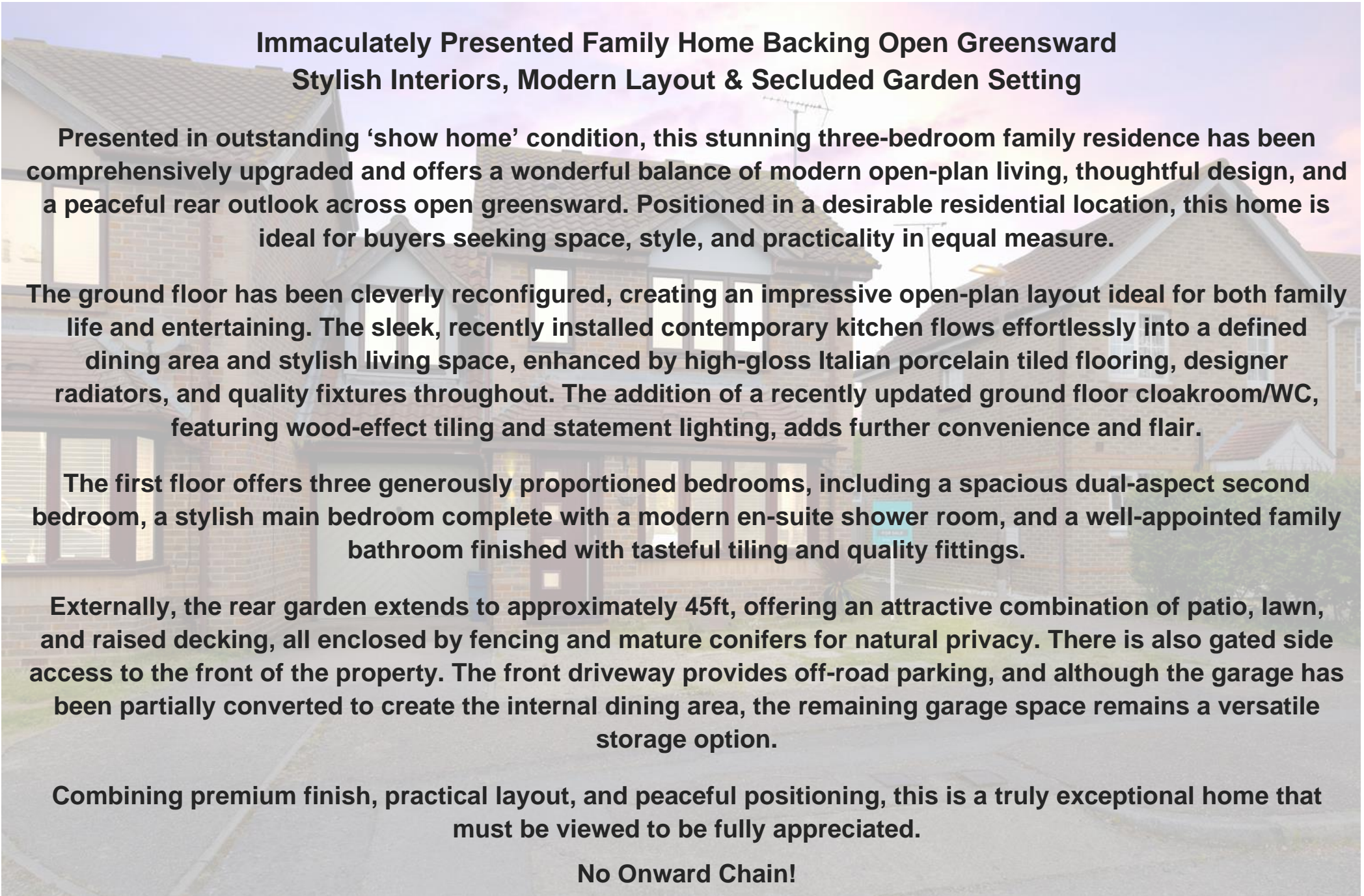




*Collingwood Way, North Shoebury*  
*Offers over £400,000*





## **Immaculately Presented Family Home Backing Open Greensward Stylish Interiors, Modern Layout & Secluded Garden Setting**

**Presented in outstanding 'show home' condition, this stunning three-bedroom family residence has been comprehensively upgraded and offers a wonderful balance of modern open-plan living, thoughtful design, and a peaceful rear outlook across open greensward. Positioned in a desirable residential location, this home is ideal for buyers seeking space, style, and practicality in equal measure.**

**The ground floor has been cleverly reconfigured, creating an impressive open-plan layout ideal for both family life and entertaining. The sleek, recently installed contemporary kitchen flows effortlessly into a defined dining area and stylish living space, enhanced by high-gloss Italian porcelain tiled flooring, designer radiators, and quality fixtures throughout. The addition of a recently updated ground floor cloakroom/WC, featuring wood-effect tiling and statement lighting, adds further convenience and flair.**

**The first floor offers three generously proportioned bedrooms, including a spacious dual-aspect second bedroom, a stylish main bedroom complete with a modern en-suite shower room, and a well-appointed family bathroom finished with tasteful tiling and quality fittings.**

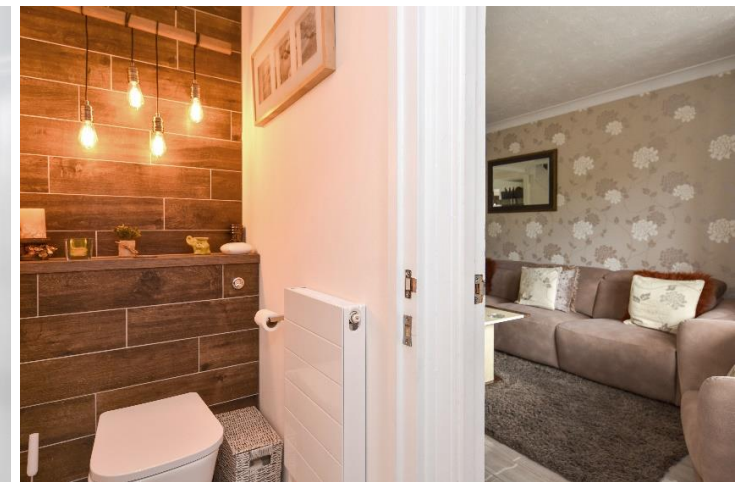
**Externally, the rear garden extends to approximately 45ft, offering an attractive combination of patio, lawn, and raised decking, all enclosed by fencing and mature conifers for natural privacy. There is also gated side access to the front of the property. The front driveway provides off-road parking, and although the garage has been partially converted to create the internal dining area, the remaining garage space remains a versatile storage option.**

**Combining premium finish, practical layout, and peaceful positioning, this is a truly exceptional home that must be viewed to be fully appreciated.**

**No Onward Chain!**

**Entrance via:** Contemporary composite style door inset with four square double glazed offset inserts providing access to;

**Reception Hallway:** Panelled door to Living Room area. Radiator. Feature 'Italian porcelain' highly polished tiled flooring. Smooth plastered ceiling inset with recessed lighting. Further door to;



**Beautiful Ground Floor Guest WC: 4'7" x 3'6" (1.4m x 1.07m)**

This recently upgraded cloakroom suite showcases a stylish and contemporary design, highlighted by an attractive wood-effect tiled feature wall that adds depth and natural warmth to the space. A statement pendant light fitting with exposed filament bulbs creates a soft, inviting glow. The suite comprises a wall-hung dual flush WC with concealed cistern and a compact countertop vanity basin with a mixer tap, set against a coordinating dark wood-style shelf. Radiator. Feature 'Italian porcelain' highly polished tiled flooring. Smooth plastered ceiling inset with recessed lighting.

**Impressive Open plan Living Room / Kitchen: Overall measurement; 25'5" (7.75) x 14'7" (4.45) (max)**

A beautifully presented open-plan Living and Kitchen area, thoughtfully designed with both style and function in mind.

**Living Room area: 16'3" x 14'7" (4.95m x 4.45m)**

uPVC double glazed bay window to front aspect. The room is enhanced by a pair of modern upright column radiators and highly polished Italian porcelain tiled flooring, adding a touch of elegance. A sleek mirror-fronted wall unit. A turned staircase with spindle balustrade leads to the first-floor accommodation and includes a reduced-height panelled door providing access to a useful under-stairs storage cupboard. Coving to textured ceiling, and the space flows seamlessly into the open-plan kitchen, separated by a raised breakfast bar with seating area.





#### **Kitchen: 14'7" x 8'5" (4.45m x 2.57m)**

uPVC double glazed window to rear overlooking garden. Matching uPVC double glazed door providing access to the Garden. Contemporary upright column radiator. Highly polished 'Italian porcelain' tiled flooring. The wonderful recently installed Kitchen comprises a range of high gloss eye and base level cabinetry with square edge working surfaces over inset with 'one-and-a-quarter' single drainer granite sink unit with designer style mixer tap over. Built in 'Belling' double electric oven with four ring induction hob over with wall mounted stainless steel extractor canopy over. Integrated appliances include under counter washing machine and dishwasher together with high level 'Lamona' microwave. Attractive rustic style splashback tiling. Concealed wall mounted 'Main' boiler (Agents Note; the seller has advised Hunt Roche that this was installed approximately 3 years ago and has been serviced regularly since installation). Smooth plastered ceiling inset with recessed lighting. Square flats headed arch provides access to;





**Dining Room: 10'2" x 8'2" (3.1m x 2.5m)** Pair of uPVC double glazed doors providing access to the rear Garden. Contemporary upright column radiator. Highly polished 'Italian porcelain' tiled flooring. Smooth plastered ceiling inset with recessed lighting. Panelled courtesy door provides access to the remaining garage space.

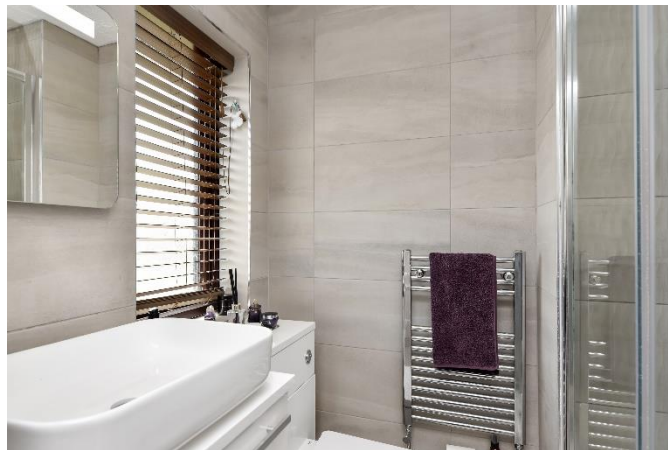
**The First Floor Accommodation comprises**

**Split level Landing: 6'1" x 5'4" (1.85m x 1.63m)** Panelled door to Airing Cupboard inset with linen shelving. Panelled doors to all Bedrooms and Family Bathroom. Textured ceiling with access to loft space.



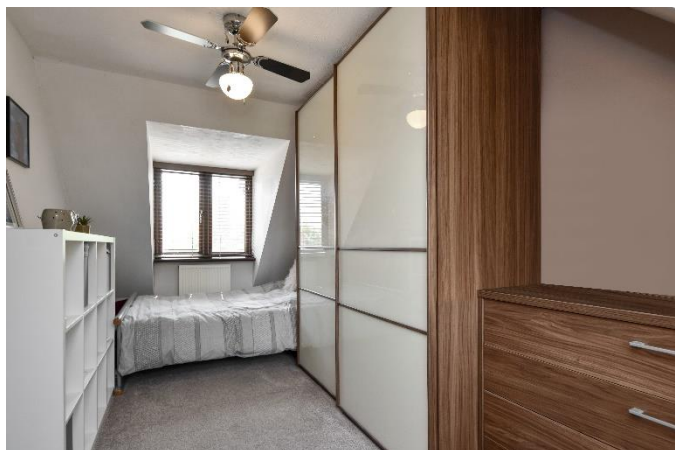


**Bedroom One: 11'5" x 9'9" (max) (3.48m x 2.97m (max))**  
 uPVC double glazed window to front aspect. Feature wall lights. Radiator. Textured ceiling inset with ceiling mounted fan.





**Ensuite Shower Room: 6'5" x 4'6" (1.96m x 1.37m)** Obscure uPVC double glazed window to front aspect. This beautifully presented en-suite shower room features a sleek, contemporary design with neutral stone-effect tiling throughout. Double width shower enclosure with a chrome-framed glass door is fitted with a integrated shower unit with drencher style shower head and hand held attachment, and a pair of recessed shelving niches. Attractive countertop vanity basin with chrome mixer tap set within a stylish gloss-finished unit offering storage drawers under and a concealed cistern dual-flush WC. Wall-mounted chrome heated towel rail. Wall mounted shaver point. Textured ceiling inset with recessed lighting and ceiling mounted extractor fan.



**Dual Aspect Bedroom Two: 18'9" (5.72) x 8' (2.44) (into dormer space)**  
(some restricted head height) Pair of uPVC double glazed window to front and rear aspects. Two radiators. Textured ceiling inset with ceiling mounted fan.



**Bedroom Three: 11'5" (3.48) (reducing to 8'9" (2.67)) x 7'6" (2.29)**  
uPVC double glazed window to rear aspect. Radiator. Textured ceiling inset with ceiling mounted fan.





**Family Bathroom:** 6'6" x 5'6" (1.98m x 1.68m) Obscure uPVC double glazed window to rear aspect. The modern three piece suite comprises panelled enclosed bath with mixer tap with shower attachment and fitted shower screen, vanity wash hand basin with mixer tap over and storage cupboards under and concealed cistern dual flush wc. Ladder style heated towel rail. Tiling to all visible walls with attractive border tiled inlay. Wall mounted shaver point. Matching floor tiling. Textured ceiling.

#### To the Outside of the Property:

The rear garden extends to approximately 45 feet and is enclosed by fencing to all boundaries. Accessed via the Kitchen and Dining Room, the garden begins with a patio seating area with a partially raised decked section provides an additional seating space, alongside a lawned area to one side. To the rear, a row of established, shaped conifers offers natural screening and privacy. The garden also benefits from gated side access leading to the front of the property.



**Frontage:** Off road parking area. Up and over door providing access to section of;

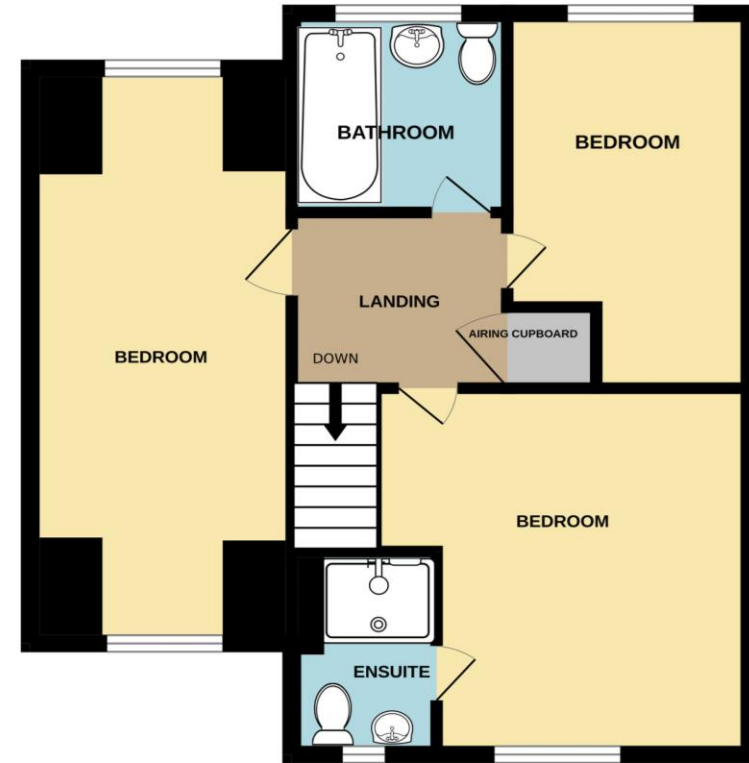
**Remaining Garage Area:** 10'6" x 8'2" (3.2m x 2.5m) Up and over door to front. Power and lighting. Fitted with timber shelving racks. Door to Dining Room area of the home.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band D

PRELIMINARY DETAILS - AWAITING VERIFICATION SHO250182

**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