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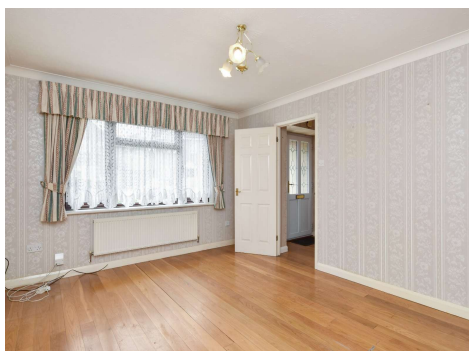
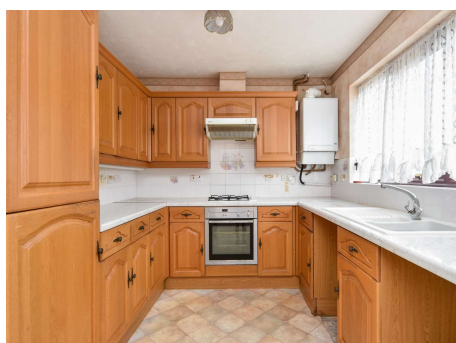
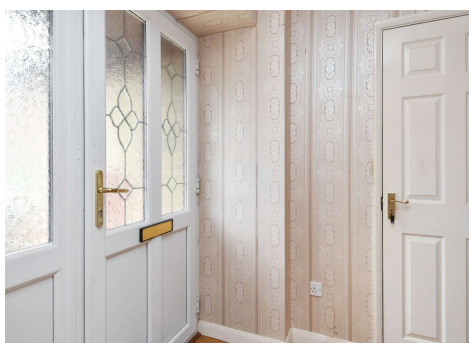
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £435,000**

**2 Barrington Close, North Shoebury, Shoeburyness, Essex, SS3 8BJ**



**Offered with No Onward Chain is this detached family home with integrated garage with uPVC double-glazed windows. A pretty frontage with a mix of hedging and shrubs, plus a driveway providing off-road parking for at least two vehicles.**

**The setting is in a peaceful cul-de-sac style residential street with close proximity to shopping facilities and transport links. The home offers FOUR BEDROOMS and great potential, especially for those looking to modernise or expand (subject to planning).**



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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- Detached four-bedroom family home in a cul-de-sac setting
- Conveniently located close to local shops, schools, and transport links
- Driveway providing off-road parking for at least two vehicles together with Garage offering additional storage or conversion potential (STPC)
- Offered with No Onward Chain
- Two reception rooms provide flexibility for family living or working from home
- uPVC double-glazed windows throughout
- Spacious Kitchen
- Three piece Family bathroom, Ground Floor Guest WC and Ensuite to main bedroom
- Excellent potential to modernise or extend (STPP) to add value and personalise





**Entrance via:** Canopied entrance porch with access to a composite entrance door inset with a pair of obscure leaded double glazed inserts with matching side panels.

**Hallway:** 13'1" x 6'4" (4m x 1.93m) Attractive natural hardwood flooring. Staircase with painted spindles rising to first floor accommodation Radiator. The hallway gives access to the Living Room, Kitchen and Ground Floor Cloakroom WC. Further door to integrated Garage. Thermostat control panel. Textured ceiling.

**Living Room:** 14'6" x 11'6" (4.42m x 3.5m) uPVC double glazed front-facing window. Attractive hardwood flooring. Pair of multi pane glazed doors to Dining Room. Radiator. Coving to textured ceiling.

**Dining Room:** 11'6" x 8'10" (3.5m x 2.7m) Pair of uPVC double glazed sliding patio doors providing access to rear Garden. Attractive hardwood flooring. Pair of multi pane glazed doors to Dining Room. Radiator. Coving to textured ceiling. Panelled door to;

**Kitchen:** 14'6" x 8'9" (4.42m x 2.67m) uPVC double glazed window to rear aspect. uPVC door inset with leaded double glazed inserts, providing access to rear garden. A generously Kitchen fitted with a range of eye and base level units with marble-effect countertop inset with single drainer sink unit with mixer tap over. Features include a built-in 'Neff' oven with four ring gas hob over and extractor fan over. Wall-mounted boiler. Tiled splashback. Radiator. Wall mounted 'InterGas' HRE' boiler. Panelled door to good size understairs storage cupboard. Textured ceiling.

**Ground floor Guest WC:** 8'2" x 3'4" (2.5m x 1.02m) Obscure uPVC double glazed window to side aspect. Attractive hardwood flooring. The two piece suite comprises dual flush wc and suspended wash hand basin with splashback tiling. Radiator. Coving to textured ceiling.

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

**Landing:** 10'9" x 2'11" (3.28m x 0.9m) Radiator. Door to Bedrooms and Family Bathroom. Further panelled door to spacious airing cupboard with 'Megaflow' tank and linen shelving. Textured ceiling with access to loft space.

**Main Bedroom:** 11'11" x 11'6" (3.63m x 3.5m) uPVC double glazed front-facing window. Radiator. Range of fitted furniture. Textured ceiling. Panelled door to;

**Ensuite Shower Room:** Obscure uPVC double glazed 'arch shaped' front-facing window. Radiator. The three piece suite comprises tiled shower enclosure with integrated shower unit, low-level flush wc and wash hand basin inset to vanity unit. Partly-tiled walls. Radiator. Textured ceiling.

**Bedroom Two:** 11'1" (3.38) (max) x 11'11" (3.63) (max) >8'4" (2.54) uPVC double glazed front-facing window. Radiator. Textured ceiling.

**Bedroom Three:** 8'10" x 8'6" (2.7m x 2.6m) uPVC double glazed rear-facing window. Radiator. Textured ceiling.

**Bedroom Four:** uPVC double glazed rear-facing window. Radiator. Pair of doors to recessed wardrobe with storage cupboards over. Textured ceiling.

**Bathroom:** 7'9" x 5'7" (2.36m x 1.7m) Obscure uPVC double glazed rear-facing window. Radiator. The three piece suite comprises panelled enclosed bath with mixer taps and twin handgrips, low-level and pedestal wash hand basin. Partly-tiled walls. Textured ceiling

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

The rear garden is approached via Dining Room and the Kitchen and commences with hardstanding patio area with pathway surrounding the property. Gated side access. Timber shed to the side of the property. Fencing to boundaries with mature shrubs and trees. A wooden pergola/arbour.

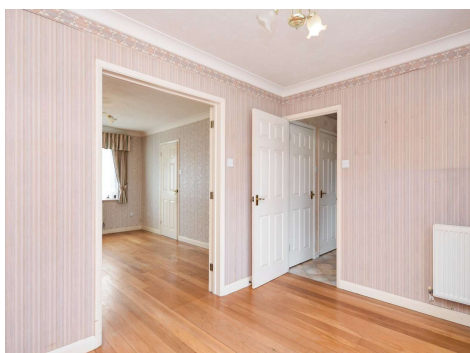
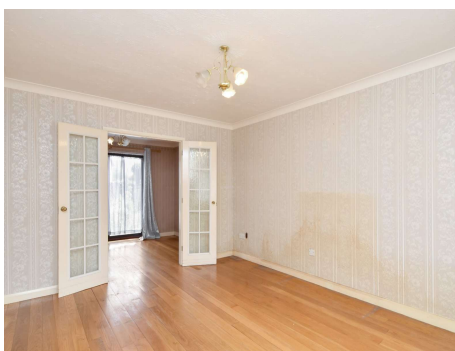
**Frontage:** The front garden is framed by well-maintained hedges and mature shrubs, with a driveway providing off-street parking for at least two vehicles. Up and over door to;

**Garage:** 17'3" x 7'11" (5.26m x 2.41m)

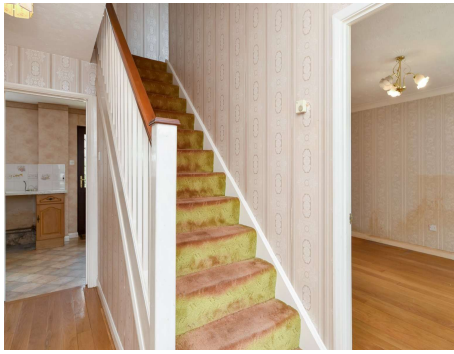
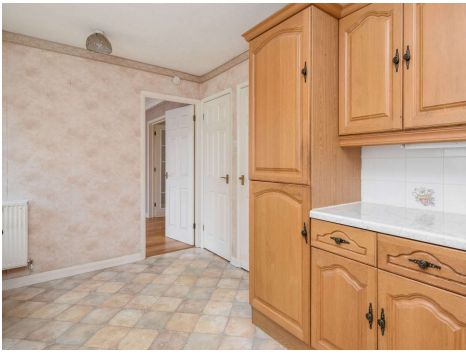
Power and lighting. Small pitched eaves storage area to the front. Courtesy door to Reception Hallway.

**Council Tax Band E**

#### **PRELIMINARY DETAILS - AWAITING VERIFICATION**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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