

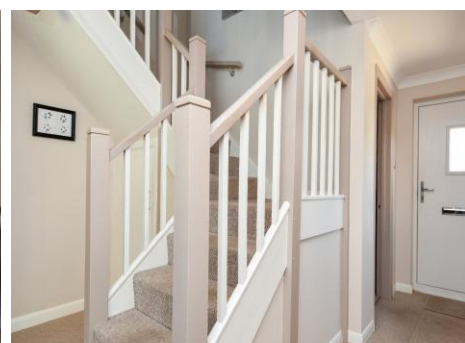
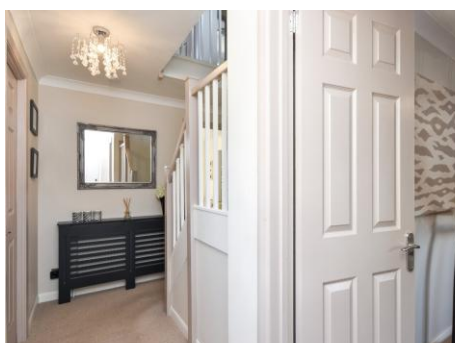
HUNT ROCHE

The Estate Agent

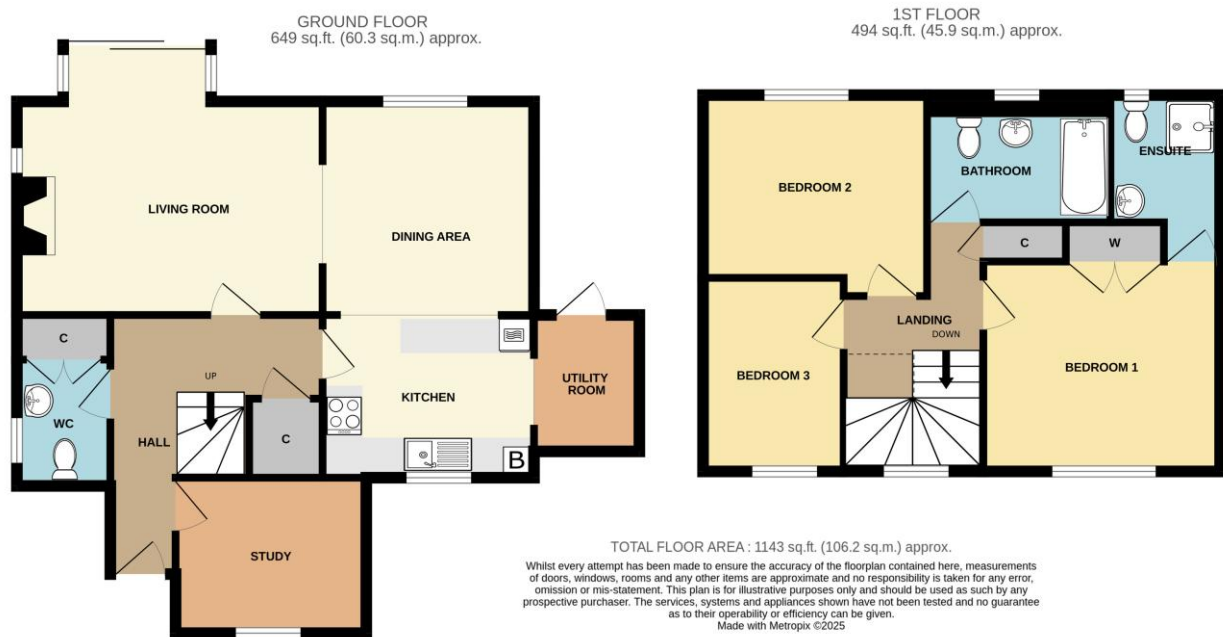


Asking Price: Offers in excess of £550,000

3 Dalwood, ** Bournes Green School Catchment **, Shoeburyness, Essex, SS3 8UP



A DETACHED THREE DOUBLE bedroom home, positioned in a cul-de-sac within the sought-after Bishopsteignton Estate and falling within the highly regarded BOURNES GREEN School catchment. Offered with NO ONWARD CHAIN, the accommodation is thoughtfully laid-out with a lovely modern fitted Kitchen, a semi open-plan Living and Dining area, a separate Utility space, Home Office/Play Room and a ground floor Guest WC. The first floor offers three Bedrooms, including an en-suite to the Main Bedroom and a Family Bathroom. Outside, the home boasts a charming southerly facing rear Garden, off-street PARKING and GARAGE.



- *Detached THREE BEDROOM FAMILY HOME located within a pleasant cul-de-sac*
- *Within the Bournes Green School catchment area*
- *Offered with No Onward Chain*
- *Welcoming hallway with impressive return-style staircase*
- *Modern Fitted Kitchen with semi open-plan layout to Dining & Living areas*
- *Convenient utility room and ground floor WC*
- *Further Reception room ideal as Home Office or Play Room*
- *Three double bedrooms on the first floor*
- *En-suite to the main bedroom plus a family bathroom*
- *Pretty Southerly facing rear garden perfect*
- *Off-street parking and garage*
- *Double glazed throughout*
- *Prime location close to Thorpe Bay Broadway, station, local schools, Southend seafront, and parks*



Entrance via:

Composite door inset with obscure double glazed insert leading to;

Reception Hallway:

Leaded uPVC double glazed window to side aspect. Panelled door to Home Office/Play Room. Access to Living Room and Kitchen. Attractive turned staircase with spindle balustrade to door to under stairs storage space. Radiator inset to decorative cabinet. Thermostat control panel. Coving to smooth plastered ceiling. Further panelled door to;

Ground Floor Guest Cloakroom/WC: 6'5" (1.96) x 3'5" (1.04) (excl cupboard)

Obscure leaded uPVC double glazed window to side aspect. The two piece suite comprises low level flush wc and suspended wash hand basin. Pair of floor to ceiling doors provide access to spacious cupboard with hanging space and shelving. Coving to smooth plastered ceiling.

Kitchen: 11'2" x 8'3" (3.4m x 2.51m)

Leaded uPVC double glazed window to front aspect. The Kitchen is fitted with a lovely range of high gloss eye and base level units with square edge working surfaces over with matching upstands inset with one-and-a-quarter single drainer porcelain sink unit with designer style mixer tap over. Integrated undercounter dishwasher and 'pull out' bin. Eye level 'Bosch' electric oven with 'Bosch' microwave over with split level four ring induction 'Bosch' hob with concealed extractor over. Central peninsular areas with drawer stack under extending to provide a breakfast bar seating area to one aspect. Concealed wall mounted 'Baxi' boiler (installed approx 3 years ago). Smooth plastered ceiling. Open access to Dining Room. Further open access to;

Utility Room:

Obscure uPVC double glazed window to rear providing direct access to Garden. The area is fitted with matching Kitchen unit with undercounter recess for washing machine and recess housing for upright fridge/freezer.

Dining Area: 10'9" x 9'9" (3.28m x 2.97m)

Accessed from with the Living Room or the kitchen with uPVC double glazed window to rear aspect. Radiator inset to decorative cabinet. Coving to textured ceiling. Double width square headed arch to;

Living Room: 15'7" (4.75) x 10'10" (3.3) (extending to 13'8" (4.17) into bay)

Feature obscure uPVC double glazed panel to side aspect. Feature square bay uPVC double glazed windows to rear inset with pair of uPVC double glazed sliding doors opening onto the rear Garden. Two radiators. Plasterboard fireplace inset with recessed niche. Coving to textured ceiling.

Home Office / Study: 9'8" x 7'11" (2.95m x 2.41m)

Leaded uPVC double glazed window to front aspect. Radiator. Coving to textured ceiling.

The First Floor Accommodation comprises**Landing:**

High level leaded uPVC double glazed window to front aspect. Spindle balustrade. Panelled door to spacious recessed storage/airing cupboard (approx. 5'11 deep). Panelled doors to Bedrooms and Family Bathroom. Coving to smooth plastered with access to loft space.

Main Bedroom: 11' x 10'8" (3.35m x 3.25m)

Leaded uPVC double glazed window to side aspect. Radiator. Pair of doors to recessed wardrobe. Coving to textured ceiling. Panelled door to;

Ensuite Shower Room:

Obscure uPVC double glazed window to rear aspect. The three piece suite comprises independent tiled shower enclosure with integrated shower unit, pedestal wash hand basin with mixer tap over and low level dual flush wc. Tiling to all visible walls. Ladder style heated towel rail. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

Bedroom Two: 11'5" x 9'3" (3.48m x 2.82m)

uPVC double glazed window to rear aspect. Radiator. Coving to textured ceiling.

Bedroom Three: 10' x 7'2" (3.05m x 2.18m)

Leaded uPVC double glazed window to side aspect. Radiator. Coving to textured ceiling.

Family Bathroom: 8'8" x 6'5" (2.64m x 1.96m)

Obscure uPVC double glazed window to rear aspect. The three piece suite comprises panelled enclosed bath with mixer tap and hand held shower attachment over, pedestal wash hand basin and low level dual flush wc. Partly tiled walls. Ladder style heated towel rail. Coving to textured ceiling.

To the Outside of the Property:

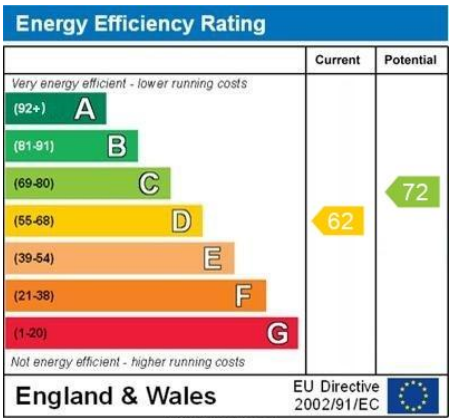
The Southerly facing rear garden is approached via the Living Room and commences with patio/pathway surrounding the proeprty with further access via the Utility Room. Mainly laid to lawn. Further hardstanding patio seating area. Fencing to boundaries. Outside water tap. Gated side access.

Frontage:

Off Road parking and direct access to detached pitched roof Garage with up and over door.

Council Tax Band F**PRELIMINARY ENQUIRIES - AWAITING VERIFICATION**





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. 9/2/2025