

Est. 1998

HUNT ROCHE

The Estate Agent



Guide Price: £400,000

4 Shillingstone, Bishopsteignton Location, Shoeburyness, Essex, SS3 8BY



An exceptionally well-presented **THREE BEDROOM SEMI DETACHED** family home, situated within the highly sought-after Bournes Green School catchment and just yards from a pleasant greensward area. Located in a no-through road, the property is also within easy walking distance of Thorpe Bay Railway Station and Thorpe Bay Broadway.

The accommodation comprises a two reception rooms, a modern fitted Kitchen, modern Guest WC and a contemporary first floor bathroom. Externally, the property benefits from off-street parking, a garage with additional parking to the front, and a beautifully maintained rear garden including a Home Office located to the rear.

This immaculately presented home offers move-in ready accommodation, making it ideal for growing families or buyers seeking a property in a prime location.

Early viewing is strongly recommended.



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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- Three-bedroom semi-detached home in a sought-after school catchment, set on a quiet no-through road within walking distance of Thorpe Bay Station and Broadway
- Move-in ready accommodation featuring a spacious living room, separate dining room with garden access, modern fitted kitchen with integrated appliances, and ground floor guest WC
- Three well-proportioned bedrooms with fitted storage to two rooms, complemented by a contemporary family bathroom and additional landing storage with loft access
- Landscaped rear garden with decked seating area, lawn, and planted borders, plus a fully insulated home office with power and lighting
- Block-paved frontage offering ample off-street parking, garage, additional storage, and side access—ideal for families seeking a well-located, turnkey property



Approached Via: Recessed porchway leading to a composite door inset with leaded doubled glazed inserts to;

Hallway: 5'4" x 3'6" (1.63m x 1.07m) Attractive patterned floor tiling. Panelled door to Living Room. Smooth plastered ceiling inset with recessed LED lighting. Further panelled door to;

Ground Floor Guest Cloakroom/WC: This well-presented cloakroom features an obscure uPVC double-glazed leaded window to the front aspect with tiled window sill. The modern white suite comprises a concealed cistern WC, set against stylish metro-style tiling with a plinth shelf above, along with a contemporary vanity unit incorporating a wash hand basin with mixer tap and storage cupboards beneath. The room is further enhanced by attractive patterned floor tiling and a radiator. Smooth plastered ceiling with inset recessed LED lighting.

Living Room: 15'4" x 13'7" (4.67m x 4.14m) uPVC leaded double glazed window to the front aspect. The room is fitted with laminate wood effect flooring and a radiator. Stairs rise to the first floor accommodation with a useful understairs storage recess, while a pair of obscure multi-pane glazed doors open into the adjoining room, enhancing the flow of the ground floor. Coving to a smooth plastered ceiling with inset recessed LED lighting completes the space.

Dining Room: 11'2" x 8'4" (3.4m x 2.54m) uPVC double glazed French doors open onto the decked patio seating area, allowing for excellent natural light and a pleasant outlook over the garden. The room is fitted with tiled flooring and benefits from a radiator. There is open access through to the adjoining kitchen. Coving to smooth plastered ceiling with inset recessed LED lighting.

Kitchen: 11'2" x 6'6" (3.4m x 1.98m) uPVC double glazed window to the rear aspect provides natural light and outlook over the garden. The modern fitted Kitchen comprises a range of eye and base level gloss-fronted storage units complemented by Quartz work surfaces with matching upstands, single bowl sink unit with grooved drainer and mixer tap over, with attractive metro styling splashbacks to worktops. Integrated appliances include a built-in double 'Neff' oven with four-ring 'Neff' hob and concealed extractor over, eye-level microwave, dishwasher, and upright fridge freezer. 'Pull out' spice rack cabinet. Further under-counter recesses for a washing machine and tumble dryer. Under counter lighting. Tiled flooring. Radiator. Coving to a smooth plastered ceiling inset recessed LED lighting.

The First Floor Accommodation comprises

Landing: 10'5" x 6' (3.18m x 1.83m) Spindle balustrade. Panelled doors provide access to all first floor rooms, along with a further panelled door to a good-sized recessed storage cupboard. Smooth plastered ceiling with inset recessed LED lighting with loft access with retractable ladder.

Front Bedroom: 12'10" (3.9) (incl wardrobes) x 9' (2.74) uPVC leaded double glazed window to the front aspect. The room benefits from a radiator and is fitted with a range of open-fronted wardrobes to one wall, offering ample storage. Smooth plastered ceiling with inset recessed LED lighting.

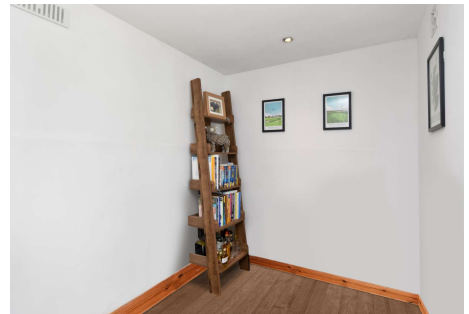
Bedroom Two: 10'1" (3.07) x 12' (3.66) x 9' (2.74) uPVC double glazed window to rear aspect. The room benefits from a radiator and is fitted with a range of open-fronted wardrobes to one aspect, offering ample storage and hanging space. Smooth plastered ceiling with inset recessed LED lighting.

Bedroom Three: 11'8" x 6' (3.56m x 1.83m) uPVC leaded double glazed window to the front aspect. Radiator. Smooth plastered ceiling with inset recessed LED lighting.

Family Bathroom: 6'6" x 5'11" (1.98m x 1.8m) Obscure uPVC double glazed window to the rear aspect. The modern white suite comprises a panelled enclosed bath with mixer taps with integrated shower attachment over with handheld shower and drencher style shower head over with fitted shower screen, a concealed cistern dual flush WC and a vanity wash hand basin with mixer tap and storage cupboards beneath, complemented by attractive 'metro' styling splashbacks. Wall mounted heated towel rail. Tiled effect lino flooring. Smooth plastered ceiling with inset recessed LED lighting.

To the Outside of the Property:

The landscaped rear garden is approached via French doors from the Dining Room and commences with a raised decked seating area directly to the rear of the property, ideal for outdoor entertaining. The remainder is laid predominantly to lawn and is complemented by well-stocked planted borders. Further benefits include an outside water tap, external double power point, and gated side access providing access to the front of the property.

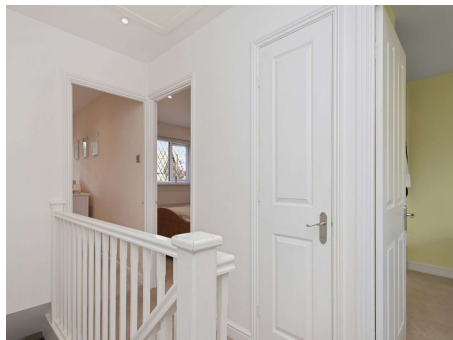
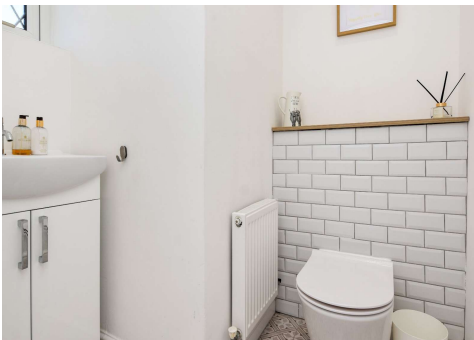


Home Office: 12'1" (3.68) x 6'2" (1.88) (+ 3'9" (1.14)) To the rear of the garden there is a fully insulated outbuilding, ideal for use as a home office or studio. A hardwood door with inset multi-pane glazed panels provides access, along with a uPVC double glazed window to the front aspect. The window is fitted with external timber shutters, providing additional privacy and security. The space benefits from wood-effect lino flooring, with power points. Smooth plastered ceiling inset with recessed LED lighting.

Frontage: A spacious block paved frontage provides ample off-road parking for multiple vehicles. In addition, there is a garage (white door) offering further parking or storage options. A useful external storage cupboard is positioned to the side of the property, together with an outside water tap.

Council Tax Band D:

PRELIMINARY DETAILS - AWAITING VERIFICATION





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

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