

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £335,000**

**17 Mountbatten Drive, North Shoebury, Essex, SS3 8UY**





**A TWO BEDROOM home on Mountbatten Drive with a larger than average rear Garden. There is an open plan style L-shaped Living Room which opens to the Dining area with direct garden access and Kitchen. There are TWO bedrooms and a family bathroom. Outside, the substantial WEST-facing rear garden boasts a timber framed Summer house, with power and lighting, – ideal as a home office or therapy room – with allocated parking space to the rear.**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		87
C (69-80)		
D (55-68)	68	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Spacious TWO BEDROOM home in a prestigious North Shoebury location
- Open plan Living Room/Diner with direct access to Kitchen and large WEST FACING Garden
- Fully tiled first floor Bathroom
- Full double glazing and gas central heating
- Generous size L-shaped garden, adjacent to private parking bay
- Attractive Summer House to the rear of the Garden offering versatile uses
- Located within walking distance to Asda Shopping facilities, pub/restaurant and bus routes



**Entrance via:** uPVC double glazed door opening into;

**Entrance Porch:** 4'6" x 3'6" (1.37m x 1.07m) Obscure double glazed leaded window to side aspect. Laminate wooden floor. Panelled door to storage cupboard housing utility meters. Laminate wood effect flooring. Textured ceiling inset with recessed light. Further panelled door to;

**Open Plan Living Room / Diner:** 21'4" x 14'8" (6.5m x 4.47m)

**Living Room area:** 14'8" x 11'8" (4.47m x 3.56m) Double glazed leaded window to front aspect. Laminate wood effect flooring. Staircase to first floor landing with spindle balustrade. Radiators. Coving to smooth plastered ceiling.

**Dining Room area:** 9'9" x 7'5" (2.97m x 2.26m) Pair of recently installed uPVC double glazed french doors providing access to Garden. Laminate wood effect flooring. Radiator. Coving to smooth plastered ceiling. Open plan to;

**Kitchen:** 9'9" x 6'7" (2.97m x 2m) Double glazed leaded window overlooking the rear garden. Laminate wood effect flooring. The kitchen has been fitted with a eye and base level units with working surfaces over and inset with circular sink unit with mixer tap. Metro tiled splashbacks to working surface areas. Integrated electric oven with four ring gas hob and extractor canopy above. Fridge, freezer and dishwasher. Coving to smooth plastered ceiling.

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

**Landing:** Access to insulated roof space with pull down ladder. Panelled doors to airing cupboard housing wall mounted 'ideal logic' boiler. Space, plumbing and drainage for automatic washing machine. Coving to smooth plastered ceiling.



**Bedroom One: 11'3" (3.43) x 10'9" (3.28) (excluding recessed wardrobe)** Double glazed leaded window to front aspect. Radiator. Access to spacious recessed double fronted over stairs wardrobe/cupboard. Coving to smooth plastered ceiling.

**Bedroom Two: 11'2" x 7'6" (3.4m x 2.29m)** Double glazed leaded window to rear aspect. Radiator. Coving to smooth plastered ceiling.

**Bathroom:** A fully tiled Bathroom with obscure double glazed leaded window to rear aspect. Fitted with a three piece suite comprising P-shaped bath with shaped shower screen and mixer tap with shower attachment. Suspended wash hand basin with mixer tap and a dual flush WC. Chrome heated towel rail. Tiled flooring. Smooth plastered ceiling.

### To the Outside of the Property

**Rear Garden:** The rear garden commences from the Living Room/Diner with a full width paved patio seating area. The remainder of the garden is laid to lawn with fencing to both side boundaries. As previously mentioned, the rear garden is unusually large for a modern property - and, at the end section extends in an 'L-shape'. There is gated access to the allocated private parking space - and we believe it may be possible to use this space as access to the rear section of garden to create a much larger private parking area (STPC).

Attractive Summer House to the rear of the Garden with windows to front and side aspects, entrance via pair of doors. Power and lighting.

### Parking:

Allocated space to the rear of the home with access via the gated rear aspect of the Garden.

### Frontage:

independent footpath to the front entrance with lawned area to side.

### Council Tax Band C

### PRELIMINARY DETAILS - 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. 8/15/2025