



Staplegrove, Bishopsteignton Location, SS3
Freehold — £535,000



Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900

Extended Detached Home in a Prime Location

Located within the highly sought-after Bishopsteignton area, this beautifully presented four-bedroom detached family home occupies a quiet cul-de-sac position and has been updated and maintained to an exceptional standard throughout.

The property has been thoughtfully extended to the rear, creating a superb open-plan kitchen, dining and family room with French doors leading directly to the garden — a versatile living space that forms the true heart of the home. In addition, the ground floor offers a generous living room with feature fireplace, welcoming reception porch, and the practical advantage of a ground floor guest cloakroom/WC, an upgrade to the original design.

On the first floor, the layout has also been enhanced with the addition of an ensuite shower room to the principal bedroom, providing modern convenience alongside three further bedrooms and a contemporary four-piece family bathroom.

Externally, the property enjoys a generous rear garden, attractively landscaped with mature borders, flagstone pathways, and a fully insulated and soundproofed summer house — ideal as a home office, hobby room or studio. To the front, the block-paved driveway provides ample off-street parking and leads to the integral garage with utility space and electric door.

Perfectly positioned within walking distance of Thorpe Bay railway station, well-regarded schools and local amenities, this extended and upgraded home combines modern style, practicality and location to create an ideal family residence.



Entrance via: Canopied entrance porch with uPVC door inset with double glazed obscure leaded inserts to;

Reception Porch: 6'3" x 3'1" (1.9m x 0.94m) Obscure uPVC double glazed leaded window to front aspect. Feature wood effect Karndean flooring. Coving to smooth plastered ceiling. panelled door to;

Living Room: 23'7" x 12'6">10'8" (7.2m x 3.8m>3.25m) uPVC double glazed leaded window to front aspect allowing excellent natural light. Two radiators. Attractive natural stone feature fireplace with electric coal effect fire inset, creating a central focal point. Stairs rising to first floor accommodation with spindle balustrade. Feature wood effect Karndean flooring. Pair of bevelled edge glazed doors opening to the Dining area of the Kitchen, with additional panelled door to Kitchen, enhancing the flow of the living space. Coving to smooth plastered ceiling.



Triple aspect Kitchen/Diner: 20'5" (6.22) x 8'11" (2.72) (extending to 19'8" (6) x 10'4" (3.15)) uPVC double glazed leaded windows to side and rear aspects together with uPVC double glazed leaded French doors opening to the garden, providing an abundance of natural light and an attractive outlook. The generous size Kitchen is fitted with a comprehensive range of cream Shaker-style eye and base level units with display cabinets and wine rack, complemented by wooden work surfaces over inset with recessed 'Butler style' sink unit with mixer tap over. Feature rustic effect tiled splashbacks. Integrated dishwasher. Concealed pelmet and display cabinet lighting. The Kitchen is arranged in a practical L-shaped design, with the return section offering further worktop space and cabinetry with an impressive 'Rangemaster' cooker comprising double ovens, separate grill, five-burner gas hob with large hotplate, all set beneath a wide extractor canopy. 'John Lewis' American-style fridge/freezer inset to cabinetry housing with brushed steel finish, water and ice dispenser (to remain). Two radiators. Tiled flooring extends throughout this sociable open-plan space which flows into the dining area, ideal for both everyday family use and entertaining. Tiled flooring. Panelled door providing access to garage and further door leading to hallway. Smooth plastered ceiling inset with recessed lighting.



Ground Floor Guest Cloakroom/WC: 3'3" (1) x 2'11" (0.9) (some restricted head height)

Fitted with a white two-piece suite comprising low level WC and wall-mounted corner wash hand basin with tiled splashback. Radiator. Part tiled walls and tiled flooring. Smooth plastered ceiling.

Landing: Spindle balustrade. Panelled doors to all Bedrooms and the Family Bathroom. Pair of doors to large built-in cupboard with ample linen shelving and storage space. Access to loft space. Smooth plastered ceiling.

Main Bedroom Suite: 13'9" x 12'4" >9'8" (4.2m x 3.76m >2.95m) uPVC double glazed leaded window to front aspect allowing good natural light. Radiator. Useful recesses and alcoves providing scope for wardrobes and dressing area. Coving to smooth plastered ceiling. Panelled door to.

EnSuite Shower Room: 7'1" x 2'7" (2.16m x 0.79m) Fitted with a modern white three-piece suite comprising tiled independent shower cubicle with integrated power shower with drencher style shower head over, wall-mounted wash hand basin with mixer taps and tiled splashback, and dual flush WC. Extractor fan. Fully tiled walls to wet areas. Smooth plastered ceiling.



Bedroom: 9'10" (3) x 8'10" (2.7) (excluding wardrobes) uPVC double glazed leaded window to rear aspect. Radiator. Full width range of recessed wardrobes with twin panelled doors providing excellent storage. Coving to smooth plastered ceiling.

Bedroom: 8'11" x 7'2" (2.72m x 2.18m) uPVC double glazed leaded window to front aspect. Radiator. Coving to smooth plastered ceiling.

Bedroom: 10'11" x 7' (3.33m x 2.13m) uPVC double glazed leaded window to rear aspect. Radiator. Coving to smooth plastered ceiling.



Family Bathroom: 9'1" x 5'7" (2.77m x 1.7m) Pair of uPVC obscure double glazed leaded windows to side aspect. The contemporary four-piece suite comprises a panelled enclosed bath with central mixer taps and shower attachment, independent corner tiled shower cubicle inset with integrated power shower with drencher style shower head over, dual flush WC, and pedestal wash hand basin with mixer taps over. Partly tiled walls with matching tiled flooring. Chrome heated towel rail. Smooth plastered ceiling.

To the Outside of the Property:

The rear Garden is approached via the Dining Area and commences with a flagstone pathway extending around the house. The Garden is attractively landscaped with well-tended borders hosting an array of established trees, shrubs and planting. The remainder is mainly laid to lawn, providing a generous family-friendly outdoor space. To the rear is a substantial timber-framed summerhouse. A further shed to the side is to remain. Gated side access. Exterior water tap.



Summer House / Home Office: 11'6" x 7'7" (3.5m x 2.3m) A timber-framed summer house is positioned to the rear of the garden, benefiting from full insulation and soundproofing, and wall mounted heater making it suitable for year-round use. The interior is finished with a smooth plastered ceiling, power and lighting connected, and windows to front aspect. Currently arranged as a relaxing seating area, the versatile space is ideal for use as a hobby room, home office, studio etc

Integral Garage: 17'6" x 8'8" (5.33m x 2.64m) Fitted with an electric up and over door to the front,. Courtesy door providing access to the Kitchen. Wall-mounted 'Ideal' boiler. Utility area incorporating worktop inset sink unit. Under counter space and plumbing for appliances. Power and lighting connected.

Frontage: The frontage provides an attractive block-paved driveway offering ample off-street parking, with access to the integral garage via an electric up-and-over door. A storm porch with pitched roof and courtesy lighting gives a welcoming approach to the main entrance. Gated side access leads to the rear garden. Decorative planting and mature shrubs add kerb appeal to the property.

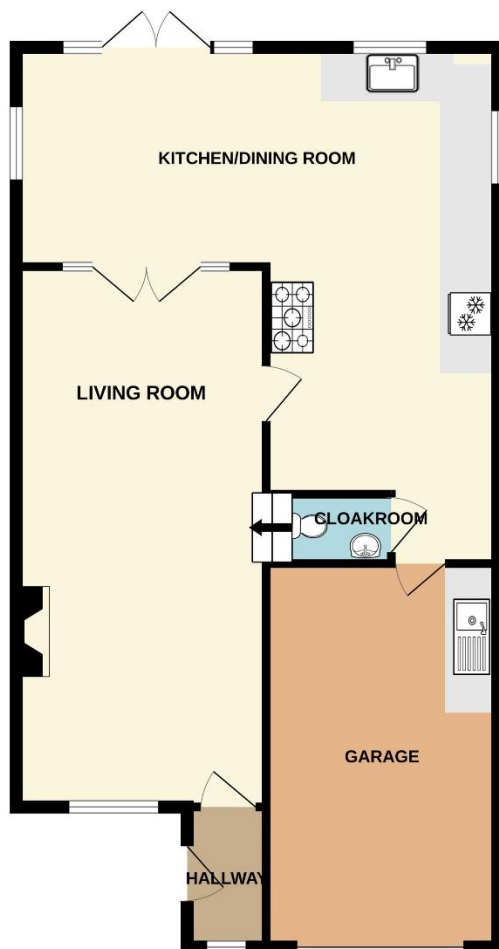


Council Tax Band E

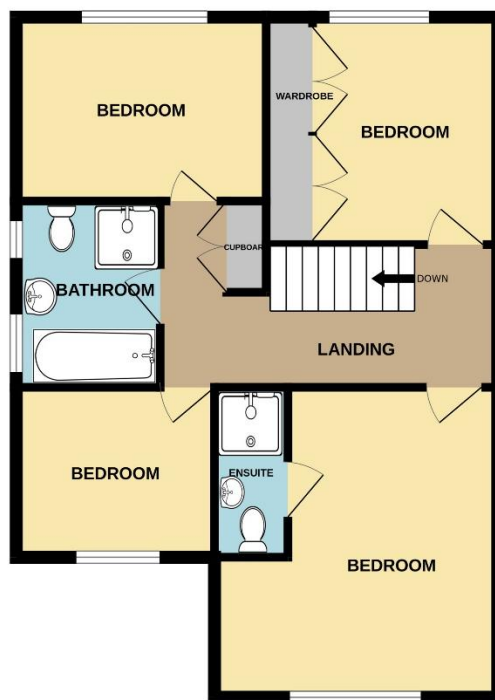
PRELIMINARY DETAILS - AWAITING VERIFICATION

Ref; SHO250323

GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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