

Lambourn Close, North Shoebury

Freehold OIEO £550,000



Property & Location Overview:

Set within a desirable cul-de-sac in sought-after North Shoebury, this immaculately presented family residence has been thoughtfully extended and finished to a show home standard throughout. From the moment you step into the welcoming reception hallway, the home conveys both warmth and practicality, with well-planned living spaces flowing seamlessly from one to the next.

The ground floor features a beautifully styled living room with a contemporary flame-effect fireplace, a spacious kitchen/family room with integrated appliances and a large breakfast bar, and a stunning garden room extension with a pitched roof lantern, bi-folding doors, and year-round climate control. Practical touches such as a separate utility room, ground floor guest WC, and excellent storage ensure the home is as functional as it is stylish.

Upstairs, four well-proportioned bedrooms include a luxurious main suite with fitted wardrobes and a superb ensuite shower room. A modern family bathroom completes the first-floor accommodation, designed with contemporary fittings and high-quality finishes.

Externally, the property enjoys an attractive south-facing rear garden with a paved entertaining terrace, lawn, and mature planting for privacy. To the front, a block-paved driveway provides generous off-road parking and access to the double garage, which benefits from electric doors, power, lighting, utility area, and eaves storage.

With its prime setting close to shops, schools, and transport connections, this is a ready-to-move-into home that perfectly balances elegance, comfort, and everyday convenience.

- Attractive cul-de-sac setting in North Shoebury, within easy reach of shops, schools, and transport links
- Welcoming reception hallway with feature staircase and excellent storage
- Elegant living room with contemporary feature fireplace and bay window
- Extended kitchen/family room with breakfast bar, integrated appliances, and underfloor heating
- Stunning garden room with pitched roof lantern, bi-folding doors, underfloor heating, and air conditioning
- Separate utility room with premium appliances and additional storage
- Ground floor guest WC finished with modern fittings and tiling
- Four bedrooms, including a luxurious main suite with fitted wardrobes and ensuite shower room
- Stylish family bathroom with rainfall shower and sleek vanity unit
- South-facing landscaped rear garden with patio, lawn, and mature planting
- Double garage with electric doors, power, lighting, utility area, and eaves storage
- Block-paved driveway offering generous off-road parking
- Beautifully presented throughout, finished to a high standard with practical family living in mind

Entrance via: Recessed entrance porch with exterior lighting. Access is provided via a uPVC double glazed entrance door, inset with an attractive arched leaded obscure glazed panel and matching side panel, opening into



Reception Hallway: 15'6" (4.72) x 4'10" (1.47) (increasing into stairs 10'3" (3.12)) A welcoming Hallway with a staircase rising to the first-floor accommodation, featuring a spindle balustrade and useful storage beneath. There is an obscure uPVC double glazed window to the half landing area inset with made to measure shutter blind. Radiator set into a decorative cabinet. Panelled doors provide access to the Living Room, Kitchen, Utility Room, and Ground Floor W/C, creating a practical and well-connected layout. Coving to smooth plastered ceiling.

Utility Room: 8'7" x 5'2" (2.62m x 1.57m) uPVC double glazed window to the front aspect. The Utility Room is fitted with a range of wood effect eye and base level units with complementary work surfaces and tiled splashbacks. The under counter appliances (to remain) include 'Miele' washing machine, 'Miele' tumble dryer and 'Siemens' under counter fridge. Larder style tall boy cupboard to one aspect. Radiator. Smooth plastered ceiling.



Ground Floor Guest WC: 5'2" x 2'10" (1.57m x 0.86m) Obscure uPVC double glazed window to the side aspect. The modern suite comprises a concealed cistern dual flush W/C with shelving plinth over and a wall-suspended wash hand basin with chrome mixer tap. Attractive half tiled walls with mosaic border detail and radiator. Smooth plastered ceiling.



Living Room:

22'2" (6.76) (into bay reducing to 19'8" (6)) x 11'7" (3.53)

A beautifully presented and generously proportioned reception space, filled with natural light through a square uPVC double glazed bay window to the front aspect. The focal point of the room is the contemporary wall mounted feature fireplace with a modern electric flame effect set within a stylish surround, creating both warmth and a striking visual centrepiece. Finished with wall light points, neutral décor, radiator inset to decorative cabinet, and coving to a smooth plastered ceiling, this inviting room is ideal for both relaxation and entertaining.





Kitchen/Family Room: 22'4" x 10'11" (6.8m x 3.33m) uPVC double glazed window to rear aspect overlooking the rear Garden. uPVC double glazed door to side providing access to sideway and access to Garden. The Kitchen and Dining area is fitted with an extensive range of cream shaker-style wall and base units, with contrasting black work surfaces and a feature glass-fronted display cabinet inset with LED lighting. The worktop in inset with a one-and-a-quarter bowl sink unit with mixer tap over. The range of appliances include a 'Capel' electric oven with matching combination oven/microwave over, split level 'Capel' four ring induction hob with curved glass chimney extractor over. Concealed dishwasher. Integrated upright fridge/freezer with full height pull-down style pantry cupboard adjacent. Floor to ceiling cabinet housing the wall mounted 'Main' boiler with additional storage space and shelving. A generous peninsula-style breakfast bar provides informal seating and links seamlessly with the dining space, which comfortably accommodates a family-sized table. The entire area is laid with large-format slate-effect ceramic tiles with the benefit of electric underfloor heating. Smooth plastered ceiling inset with recessed lighting. Set of uPVC double glazed bi-fold doors open to;

Garden Room: 12'10" x 11'3" (3.9m x 3.43m) The stunning garden room is a true feature of the property, designed to maximise natural light and year-round comfort. A striking double glazed pitched central roof lantern floods the space with daylight, creating an airy and uplifting atmosphere, while multiple uPVC double glazed windows with inset blinds and French doors provide direct access to the garden. The room is finished with stylish slate-effect ceramic floor tiles, complemented by the luxury of gas underfloor heating and further comfort is provided by a wall-mounted air conditioning unit which also supplies warm air, ensuring use throughout the seasons. Recessed ceiling spotlights add a modern touch, making this versatile living space ideal for relaxing or entertaining.

The First Floor Accommodation comprises



Landing Space: A spacious area provides access to Bedrooms and Family Bathroom, with a feature uPVC double glazed window to the side aspect fitted with plantation shutters. A balustrade with painted spindles and contrasting handrail adds a stylish touch to the staircase. Panelled door to recessed airing cupboard. Smooth plastered ceiling inset with access to loft space.



Family Bathroom: 7'6" x 5'4" (2.29m x 1.63m) Obscure uPVC double glazed window to side aspect. A contemporary bathroom fitted with a modern suite comprising a wall-hung dual flush WC with concealed cistern, wash hand basin with chrome mixer tap set in a sleek vanity unit, and a generous corner shower enclosure with sliding glass doors with integrated power shower with both rainfall and handheld shower heads. The room is finished with full-height ceramic tiling in contrasting white and textured grey tones, complemented by a large wall-mounted mirror and chrome heated towel rail. Wall mounted mirrored vertical cabinet. Smooth plastered ceiling inset with recessed lighting.



Main Bedroom Suite: 16'7" x 11'6" (5.05m x 3.5m) A spacious double bedroom with uPVC double glazed window to the front aspect. Fitted with a comprehensive range of wardrobes and matching bedroom furniture, along with recessed wardrobes to one aspect providing excellent storage. The room is finished with coving to a smooth plastered ceiling and a central ceiling light. A pair of panelled doors open to the ensuite.

Ensuite: 8'8" x 5'1" (2.64m x 1.55m) A superb and luxurious ensuite comprising a double-width shower enclosure with integrated power shower, handheld attachment, and ceiling-mounted rainfall shower head. A marble-effect worktop with inset vanity unit and sink, together with a concealed cistern dual flush WC, adds both style and practicality. Additional features include a wall-mounted illuminated edge mirror, ladder-style heated towel rail, and an obscure uPVC double glazed window to the side aspect.



Bedroom Two: 11'2" x 9'3" (3.4m x 2.82m) A bright double bedroom with uPVC double glazed window to the front aspect. Benefitting from a three-door wardrobe (to remain), radiator, and smooth plastered ceiling.

Bedroom Three: 11'2" x 8'9" (3.4m x 2.67m) A well-proportioned bedroom with uPVC double glazed window to the rear aspect. Includes a three-door wardrobe (to remain) and a panelled door opening to a recessed wardrobe/cupboard with hanging space. Radiator. Coving to smooth plastered ceiling.

Bedroom Four: 11'3" x 5'7" (3.43m x 1.7m) A versatile bedroom with uPVC double glazed window to the rear aspect. Includes a freestanding three-door wardrobe, radiator, and coving to smooth plastered ceiling.

To the Outside of the Property:

The property benefits from a south-facing Garden commencing with a large paved patio outdoor entertaining area, with the remainder of the garden being mainly laid to lawn. For convenience, there is an outside water tap, exterior lighting, and external power sockets. The garden can be accessed directly from both the Garden Room and the Kitchen. Mature shrubs and established trees provide a high degree of seclusion and privacy, with fencing to all boundaries. A personal door gives access to;



Double Garage:
17'10" x 16'10" (5.44m x 5.13m)

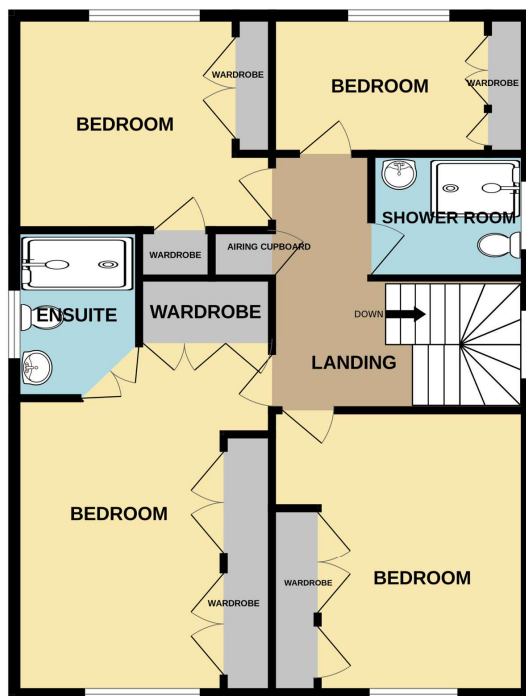
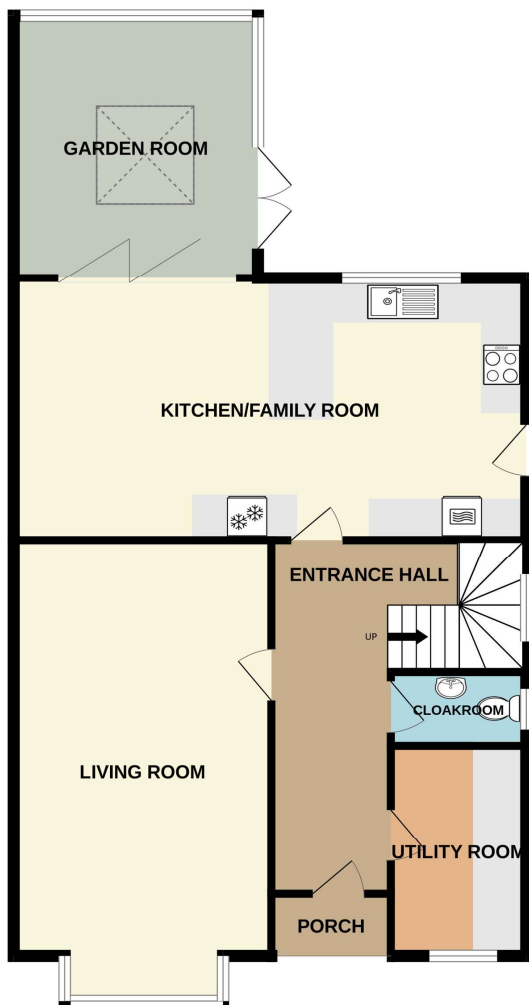
The property benefits from a spacious garage with a pair of fob-controlled electric doors. Inside, there is power and lighting throughout, as well as a useful utility area. The garage also features pitched eaves storage space, providing additional capacity for seasonal items or equipment.

Frontage:

Accessed from the cul-de-sac, the property is approached via an attractive frontage with a block-paved driveway providing ample off-road parking and access to the garden. Well-stocked shrub borders frame a neatly maintained lawned area, enhancing the kerb appeal and character of the home.

Council Tax Band F

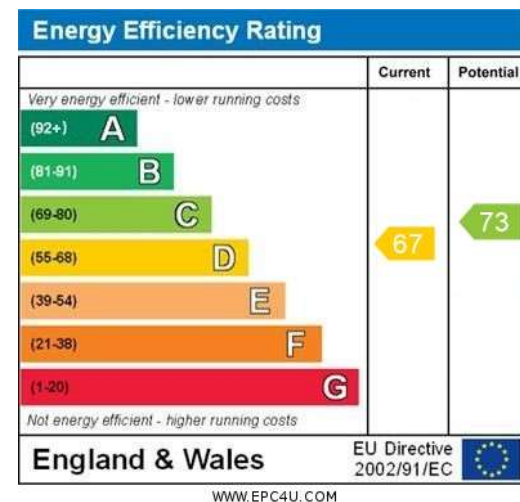
PRELIMINARY DETAILS - AWAITING VERIFICATION



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Council Tax Band F

PRELIMINARY DETAILS
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THE PROPERTY MISDESCRIPTIONS ACT 1991

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