

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Asking Price: £535,000**

140 Aylesbeare, Shoeburyness, Essex, SS3 8AG



**Situated within the highly sought-after Bishopsteignton development, this impressive four-bedroom detached family home offers generous and versatile living accommodation throughout. The property features two well-proportioned reception rooms, ideal for both everyday family living and entertaining guests, alongside a ground floor cloakroom. To the rear, the home boasts an attractive private South back garden plus an additional side area providing further outdoor storage. The property has Solar panels. This is a fantastic opportunity to secure a spacious home in a popular residential location. Early internal viewing is strongly recommended to fully appreciate the space and lifestyle on offer.**

**Entrance Via:**

Double glazed door through to;

**Entrance Hallway:**

Double glazed window adjacent. Radiator. Coving to textured ceiling. Door to Living Room, Dining Room and door to:

**Ground Floor Cloakroom/W.C:**

Obscure double glazed window to front aspect. Two piece white suite comprising suspended wash hand basin and low level flush W.C. Radiator. Tiling to walls. Textured ceiling.

**Dining Room:**

**17'9" x 9'2" (5.4m x 2.8m)**

Double glazed window to front aspect. Radiator. Feature display wall with shelving and storage. Additional full height storage cupboard. Coving to textured ceiling.

**Living Room:**

**18'11" x 15'6" (5.77m x 4.72m)**

Double glazed window to front aspect. Double glazed patio door to rear. Staircase rising to first floor accommodation. Two radiators. Coving to textured ceiling. Door leading through to;

**Kitchen/Breakfast Room:**

**16'4" x 9' (4.98m x 2.74m)**

Double glazed window to side aspect with further double glazed door. Further double glazed window to rear aspect overlooking the Rear Garden. The Kitchen is fitted with a range of base and eye level units with rolled edged working surfaces over, inset with one and a half bowl sink unit. 'Hotpoint' integrated oven with 'Neff' gas hob with extractor fan above. Space and plumbing for washing machine and dishwasher. Tiling to walls. Radiator. Wall mounted 'Vaillant' boiler. Ceramic tiled floor. Coving to textured ceiling.

**The First Floor Accommodation Comprises**

**Landing:**

Double glazed window to rear aspect. Radiator. Large built in airing cupboard housing hot water cylinder. Access to boarded loft space via pull down ladder. Doors off to all first floor rooms.

**Bedroom One (L-Shaped):**

**13'10" (4.22) x 9'1" (2.77) widening to 14'9" (4.5)**

Double glazed window to front aspect. Radiator. Television aerial point. Two built-in double wardrobes and fitted dressing table. Coved ceiling. Door through to;



**En-Suite:****7'2" x 5'3" (2.18m x 1.6m)**

Double glazed window to side aspect. Fitted with a white three piece suite comprising shower cubicle with power shower, wash hand basin set in vanity unit with cupboard beneath, low level W.C. Radiator. Part tiling to walls. Extractor fan. Recessed downlights.

**Bedroom Two:****9'9" (2.97) x 9'9" (2.97) (+ door recess)**

Double glazed window to front aspect. Radiator. Built-in double wardrobe. Coving to textured ceiling.

**Bedroom Three:****9'4" x 9'2" (2.84m x 2.8m)**

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.

**Bedroom Four:****8'10" x 7'9" (2.7m x 2.36m)**

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.

**Family Bathroom:****9'4" (2.84) x 6'6" (1.98) (plus door recess)**

Obscure double glazed window to side aspect. Fitted with a three piece suite comprising low level flush W.C, pedestal wash hand basin and corner bath with 'Triton' power shower above. Radiator. Tiling to walls.

**To The Outside of the Property:**

The South backing rear garden commences with a full width patio area with the remainder of the Garden being laid to lawn with shrub borders and mature trees inset. Fencing to all boundaries. Courtesy door to Garage. Gated side way providing access to the front of the property. Covered log store.

**Workshop:****11'5" x 8'4" (3.48m x 2.54m)**

Power and light connected. Work bench (to remain).

**Garage:****16'8" x 7'10" (5.08m x 2.4m)**

Up and over door to front. Power and light connected. Eaves storage space. Bench to remain. To the front of the garage is private off road parking for the property.

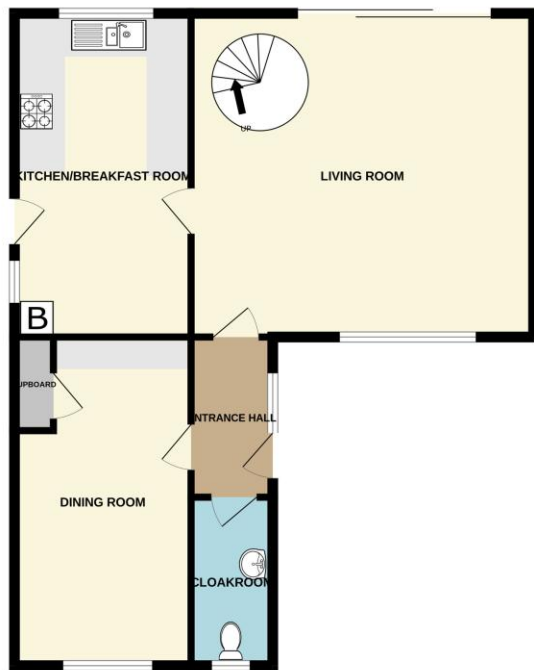
**Additional Side Garden/Store Area:**

A wedge shape measuring approx 30' in length. Double gates to the front garden provide access.

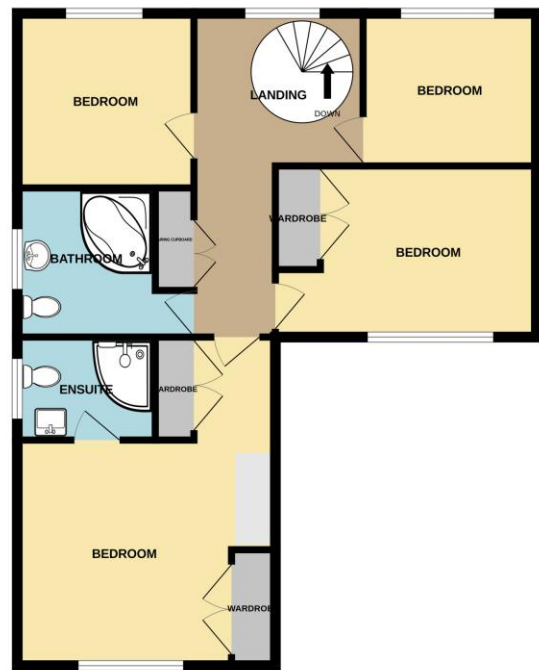
**PRELIMINARY DETAILS - AWAITING VERIFICATION**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



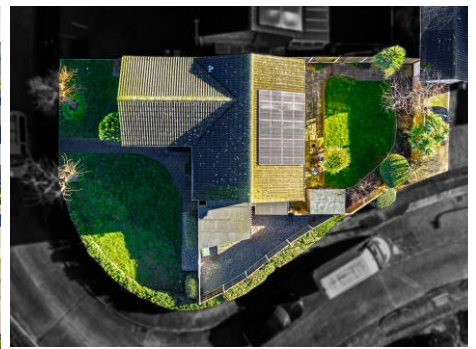
1ST FLOOR



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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