



*Knollcroft, South Shoeburyness,
Freehold £695,000*

Property & Location Overview:

Occupying a prime position within the ever-popular South Shoebury area, this exceptional four-bedroom detached residence enjoys a desirable south-backing plot and is discreetly approached via a private driveway serving just two homes. Situated within the highly regarded Knollcroft cul-de-sac, the property is conveniently located close to the renowned Blue Flag seafront, promenade and beaches, while also offering distant rooftop glimpses towards the Thames Estuary from the rear bedrooms.

The home has been extensively and thoughtfully upgraded throughout to provide refined, high-specification family living. A canopied entrance porch opens into a bright and welcoming reception hallway, which provides access to all ground floor accommodation and includes a courtesy door into the double garage, complete with electric up-and-over door, power and lighting.

The principal living room serves as an impressive entertaining space, featuring uPVC double glazed bi-fold doors that open seamlessly onto the beautifully landscaped south-facing garden. The contemporary kitchen is comprehensively fitted and centred around a striking island unit with breakfast seating and additional storage, complemented by a well-proportioned utility room with direct garden access. The ground floor is further enhanced by a versatile additional reception room — ideal as a dining room, playroom or home office — together with a stylish guest cloakroom.

To the first floor, a spacious galleried landing provides access to eaves storage and loft space via a pull-down ladder. All four bedrooms are generous doubles, with the principal suite benefiting from quality fitted wardrobes and a modern en-suite shower room. The rear bedrooms enjoy large skylight-style windows framing attractive rooftop views towards the Thames Estuary, while a contemporary family bathroom completes the accommodation.

This is an exceptionally well-presented coastal family home of genuine quality, and early viewing is strongly recommended.



Entrance via: A recessed entrance porch provides access through an attractive composite front door, detailed with obscure leaded double-glazed panels.

Reception Hallway: Turning staircase ascending to the first floor with elegant spindle balustrade and useful panelled understairs storage cupboard. Panelled internal doors lead to the Kitchen and Dining room, while a pair of glazed doors open through to the principal Living Room. Radiator. Decorative coving to a smooth plastered ceiling. Further panelled door to:



Ground Floor Cloakroom / Guest WC: 6'10" x 3'8" (2.08m x 1.12m) Obscure uPVC double glazed window to the front elevation. The room is appointed with a contemporary two-piece suite comprising a dual flush WC and pedestal wash hand basin with mixer tap. Ladder-style heated towel rail. Part tiled walls to dado height with coordinating tiled flooring. Decorative coving to a smooth plastered ceiling.



Dining Room/Playroom/Home Office:
14'5" (4.4) (into bay) reducing to 12'1" (3.68) x 12'11" (3.94)
(reducing to 9'10" (3))
Attractive uPVC double glazed square bay window to the front elevation, enhanced by made-to-measure plantation shutters. Radiator. Decorative coving to a smooth plastered ceiling.



Living Room: 20'7" x 12'11" (6.27m x 3.94m)

Impressive uPVC double glazed triple bi-fold doors provide a wonderful connection to the rear garden. The room is centred around an elegant limestone fireplace with matching hearth and back plate, inset with a gas coal-effect fire. Two radiators. Decorative coving to a smooth plastered ceiling.

Kitchen / Family Room: 15'3" x 11'7" (4.65m x 3.53m) Pair of uPVC double glazed windows frame attractive rear garden views and flood the Kitchen with natural light. Beautifully appointed with an extensive range of fitted cabinetry and granite work surfaces incorporating a single bowl sink with mixer tap and drainer. A freestanding Rangemaster five-burner gas cooker (to remain) sits beneath a striking double-width extractor hood with coordinated splashback tiling. A substantial central island forms the heart of the room, offering breakfast seating, generous storage and integrated wine racking. Under-cabinet lighting, wood-effect flooring, radiator and recessed ceiling lighting complete this stylish and highly functional space. Panelled door to:



Utility Room: 11'7" x 5'10" (3.53m x 1.78m) A bright and practical space with a uPVC double glazed door and matching window opening onto the rear garden. Fitted with coordinating eye and base level cabinetry with rolled-edge work surfaces incorporating a stainless steel single drainer sink unit. Generous under-counter appliance space is provided, along with the floor-mounted Ideal Mexico boiler. Additional features include splashback tiling, under-unit lighting, laminate wood-effect flooring, ladder-style heated towel rail and coving to a smooth plastered ceiling.

The First Floor Accommodation comprises



Spacious First Floor Landing: Generous first floor landing featuring a uPVC double glazed window to the front aspect, beautifully complemented by bespoke fitted shutter blinds. Attractive spindle balustrade overlooking the stairwell. Panelled door to airing cupboard with fitted linen shelving, together with a further half-height door providing useful access to eaves storage. Radiator. Decorative coving to the smooth plastered ceiling with loft access via pull-down ladder.



Main Bedroom Suite: 12'7" (3.84) (excluding wardrobes) x 12'10" (3.9) (into bay)

An impressive and beautifully appointed principal bedroom enjoying a square bay window to the front aspect, fitted with made-to-measure plantation shutters that enhance both privacy and style. The room is complemented by a comprehensive range of high-quality fitted wardrobes to one wall, offering excellent storage. Further benefits include a radiator, additional storage cupboard, and decorative coving to the ceiling. A panelled door provides access to the adjoining en-suite.



Ensuite Shower Room: Obscure uPVC double glazed window to the side aspect. Stylishly appointed with a contemporary three-piece white suite comprising a fully tiled shower enclosure with integrated power shower, dual flush WC, and vanity wash hand basin with mixer tap and useful drawer storage beneath. Complemented by a ladder-style heated towel rail, full-height wall tiling with coordinating tiled flooring, and coving to the textured ceiling.



Bedroom Two: 13' (3.96) x 12'7" (3.84) (max) (some restricted headheight) A well-appointed and characterful bedroom illuminated by a double glazed Velux-style skylight to the rear aspect, capturing attractive rooftop vistas extending towards the Thames Estuary. The space is comfortably with radiator and finished with decorative coving to a textured ceiling, enhanced by inset recessed spot lighting that creates a warm and contemporary ambience.



Bedroom Three: 14'4" (4.37) (into bay) x 12'11" (3.94) A bright and versatile bedroom enjoying a square bay uPVC double glazed window to the front aspect, beautifully enhanced by bespoke plantation shutters that provide both privacy and refined styling. The room is further complemented by radiator and coving to the textured ceiling, creating a well-presented and inviting space suitable for a variety of uses.

Bedroom Four: 12'4" x 9'9" (3.76m x 2.97m) A well-positioned double glazed Velux-style skylight to the rear elevation frames far-reaching rooftop views towards the Thames Estuary, drawing in excellent natural light. Further features include a radiator and decorative coving to the textured ceiling, enhancing the room's overall finish.

Family Bathroom: 8'4" (2.54) (max) x 8'1" (2.46) (max) A well-appointed family bathroom featuring an obscure uPVC double glazed window to the rear aspect. The contemporary white suite comprises a panelled 'shower bath' with mixer taps and hand-held shower attachment, complemented by an integrated power shower with curved glazed screen. Further appointments include a dual flush WC and a vanity wash hand basin with mixer tap and useful storage beneath. The room is fully tiled to the visible walls with a coordinated tiled floor, enhanced by a wall-mounted mirror and shaver point. A ladder-style heated towel rail. Decorative coving to the smooth plastered ceiling completes this stylish and functional space.

To the Outside of the Property:



A superb, mature and unoverlooked south-facing rear garden, accessed directly from both the Living Room and Utility Room. The garden features an attractive circular patio seating area, ideal for outdoor entertaining, with the remainder predominantly laid to lawn. Beautifully sculpted and well-stocked flower and shrub borders provide year-round interest. Further benefits include fenced boundaries, an exterior water tap, and gated side access.

Garage: 17'11" x 14'6" (5.46m x 4.42m) Electric up-and-over door to the front elevation. Obscure uPVC double glazed courtesy door to the side. The garage is equipped with power and lighting.

Frontage: An attractive and well-presented frontage featuring a generous driveway providing off-street parking and access to the garage. The property is enhanced by a charming covered entrance with composite style front door and decorative glazing. Well-tended borders and a distinctive palm feature create strong kerb appeal, complemented by block-paved pathways and fenced boundaries. Exterior lighting and gated side access further add to the practicality and appeal of this impressive home.

GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.

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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Council Tax Band: Band F

PRELIMINARY DETAILS - AWAITING VERIFICATION

