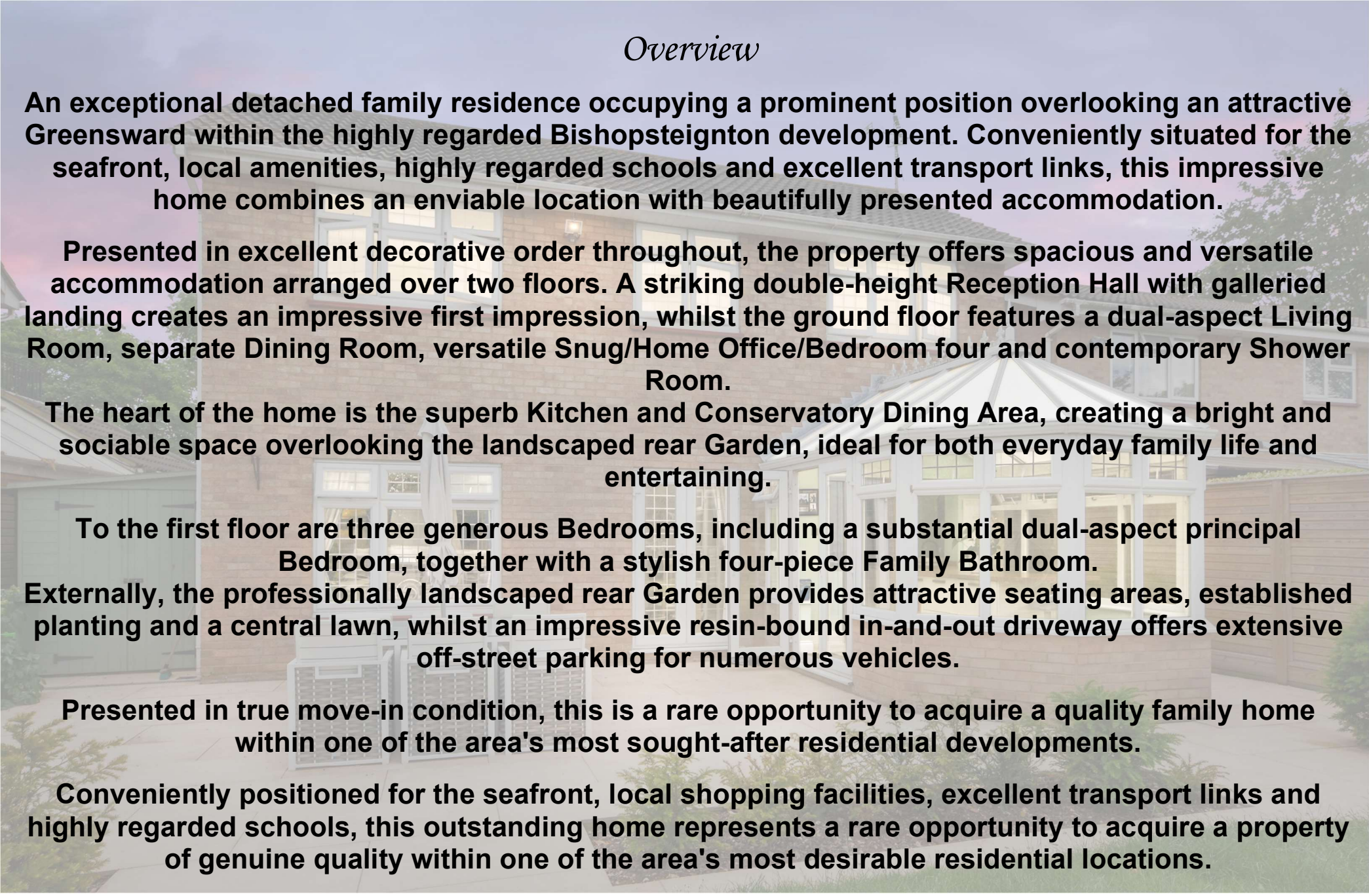


Bishopsteignton, Shoeburyness, Thorpe Bay Borders



Guide Price £625,000 - £640,000

Hunt Roche Estate Agents, Alexander Court, 66 Ness Road, Shoeburyness, Essex SS3 9DG 01702 290900



Overview

An exceptional detached family residence occupying a prominent position overlooking an attractive Greensward within the highly regarded Bishopsteignton development. Conveniently situated for the seafront, local amenities, highly regarded schools and excellent transport links, this impressive home combines an enviable location with beautifully presented accommodation.

Presented in excellent decorative order throughout, the property offers spacious and versatile accommodation arranged over two floors. A striking double-height Reception Hall with galleried landing creates an impressive first impression, whilst the ground floor features a dual-aspect Living Room, separate Dining Room, versatile Snug/Home Office/Bedroom four and contemporary Shower Room.

The heart of the home is the superb Kitchen and Conservatory Dining Area, creating a bright and sociable space overlooking the landscaped rear Garden, ideal for both everyday family life and entertaining.

To the first floor are three generous Bedrooms, including a substantial dual-aspect principal Bedroom, together with a stylish four-piece Family Bathroom. Externally, the professionally landscaped rear Garden provides attractive seating areas, established planting and a central lawn, whilst an impressive resin-bound in-and-out driveway offers extensive off-street parking for numerous vehicles.

Presented in true move-in condition, this is a rare opportunity to acquire a quality family home within one of the area's most sought-after residential developments.

Conveniently positioned for the seafront, local shopping facilities, excellent transport links and highly regarded schools, this outstanding home represents a rare opportunity to acquire a property of genuine quality within one of the area's most desirable residential locations.

Entrance via: Canopied entrance porch to uPVC door inset with pair of leased obscure insets with matching uPVC double glazed leaded windows to either side opening into

Impressive Galleried Reception Hallway: 15'8" x 8'6" (4.78m x 2.6m)

uPVC entrance door with decorative obscure glazed inserts and matching full-height obscure glazed side panels. Solid oak flooring. A striking turned staircase with painted spindle balustrade, substantial newel posts and handrail rises to the first-floor galleried landing, creating an impressive focal point and wonderful sense of space upon entering the home. Panelled doors provide access to the Living Room, Kitchen/Family Room, Snug and Ground Floor Cloakroom/WC, together with a pair of panelled doors opening into the Dining Room. Dado rail. Two radiators. Decorative wall panelling and feature wallpaper to the staircase wall. Coving to impressive smooth plastered vaulted ceiling with feature chandelier style light fitting, inset spotlights and an approximate ceiling height of 16ft.





Dual aspect Living Room: 18' x 10'10" (5.49m x 3.3m)

Leaded light uPVC double glazed window to the front aspect enjoying attractive views across the Greensward, together with a further matching leaded light uPVC double glazed window to the rear aspect overlooking the rear Garden, both with radiators beneath. Solid oak flooring. Feature limestone fireplace with moulded surround, inset living flame effect gas fire, matching hearth and display mantel over, creating an attractive focal point to the room. Decorative dado rail. Coving. Open square-headed archway leading through to the Dining Room. Smooth plastered ceiling with feature central light fitting.

Dining Room: 18' x 10'10" (5.49m x 3.3m)

Leaded light uPVC double glazed French doors providing direct access to and attractive views over the rear Garden. Radiator. Solid oak flooring continuing from the Living Room. Decorative dado rail. Wide square-headed opening to the Living Room, creating an ideal space for both formal entertaining and everyday family dining. Coving to smooth plastered ceiling.



Impressive Kitchen/Family/Breakfast Area: Overall measurement 28'4" (8.64) x 9'1" (2.77)

A beautifully appointed Kitchen opening into a generous Conservatory Dining Area, creating distinct zones for cooking, dining and entertaining. Overlooking the rear Garden and flooded with natural light, this sociable space forms the heart of the home and is ideally suited to modern family living.



Kitchen area: 15'10" x 8'11" (4.83m x 2.72m)

Fitted with an extensive range of cream 'Shaker' style base and eye level units complemented by wood effect working surfaces and matching upstands. Integrated appliances include a full-height fridge/freezer, 'Bosch' dishwasher, 'Candy' washing machine, built-in 'Bosch' oven with 'Bosch' microwave oven above. Further features include a pull-out spice rack, integrated wine rack, glass-fronted display cabinets and a one-and-a-half bowl porcelain style sink unit with mixer tap over. A five-ring 'Bosch' gas hob is set beneath a stainless steel splashback and stainless steel extractor canopy. Large format high gloss floor tiling. Coving to smooth plastered ceiling inset with recessed lighting. Open access to:



**Breakfast Conservatory:
12'4" x 8'11" (3.76m x 2.72m)**

A bright and spacious addition to the home, creating an ideal dining and entertaining space adjoining the Kitchen. uPVC double glazed windows to three aspects incorporating leaded fanlight openers together with a pair of uPVC double glazed doors opening directly onto the patio seating area. Central breakfast bar with storage beneath and seating. Radiator. Large format tiled flooring. Polycarbonate pitched roof with ceiling fan and light fitting.

Snug / Home Office/Bedroom Four: 17'5" x 8'10" (5.3m x 2.7m)

Leaded uPVC double glazed bay style window to front aspect affording attractive views towards the Greensward, with radiator beneath. Obscure uPVC double glazed door providing side access. High level leaded uPVC double glazed window to side aspect. Dado rail. Built-in storage cupboard with panelled door. Coving to textured ceiling inset with recessed lighting and loft access.





Ground Floor Shower Room:

8'1" (2.46) x 5'2" (1.57) x 5' (1.52)

High level obscure leaded uPVC double glazed window to front aspect. Contemporary three piece suite comprising dual flush low level WC, vanity wash hand basin with mixer tap over and storage cupboards beneath. Independent tiled enclosure fitted with an integrated shower incorporating both a drencher style head and separate handheld attachment. Tiling to all visible walls with contrasting mosaic border detail. Wall mounted chrome heated towel rail. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.

Galleried First Floor Landing:

A particularly impressive galleried landing overlooking the double-height Entrance Hall below, creating a wonderful sense of space and light throughout the centre of the home. Painted spindle balustrade and handrail. Panelled doors providing access to all Bedrooms and the Family Bathroom. Further panelled door to a generous airing cupboard fitted with linen shelving. Coving to smooth plastered ceiling



Family Four Piece Bathroom: 9' x 6'10" (2.74m x 2.08m)

High level leaded light uPVC double glazed window to the side aspect providing natural light. Contemporary four piece suite comprising dual flush low level WC, pedestal wash hand basin with mixer tap and wall mounted mirrored cabinet over, contemporary double-ended bath with integrated front panel and central mixer tap with shower attachment, together with a separate tiled shower enclosure fitted with independent shower. Attractive tiling to all visible walls complemented by a decorative mosaic border tile. Traditional style column radiator incorporating chrome heated towel rails. Tiled flooring. Smooth plastered ceiling inset with recessed lighting.



Main Dual Aspect Bedroom: 18' x 11'4" (5.49m x 3.45m) uPVC double glazed leaded light window to the front aspect enjoying attractive views across the Greensward and mature trees beyond, together with a matching uPVC double glazed window to the rear aspect overlooking the rear Garden, both inset with radiators under. A generously proportioned dual-aspect double bedroom. Coving to smooth plastered ceiling.

Bedroom Two: 11'7" x 8'10" (3.53m x 2.7m) A well-proportioned double bedroom. uPVC double glazed leaded light window to the rear aspect overlooking the rear Garden, inset with radiator under. Coving to textured ceiling.

Bedroom Three: 11'7" x 8' (3.53m x 2.44m) uPVC double glazed leaded light window to the rear aspect overlooking the rear Garden, inset with radiator under. Comprehensive range of fitted gloss-fronted bedroom furniture comprising double wardrobe, overhead storage cupboards and fitted dressing table/study area with drawer stack. Coving to textured ceiling.



To the Outside of the Property:

An impressive landscaped rear garden featuring an extensive porcelain-style paved terrace immediately adjoining the property, ideal for al fresco dining and entertaining. A central lawn is intersected by contemporary stepping stone pathways leading to a further raised seating terrace positioned at the rear of the garden. Attractive planted borders stocked with a variety of mature shrubs, ornamental grasses and specimen trees provide year-round interest, whilst timber fencing to the boundaries offers a good degree of screening and privacy. Timber garden shed. Outside lighting and water supply.

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Frontage:

The property is approached via an impressive resin-bound in-and-out driveway, providing extensive off-street parking and turning space for numerous vehicles. The frontage has been attractively landscaped with shaped borders stocked with a variety of mature shrubs, ornamental planting and specimen trees, creating an appealing first impression. Covered entrance canopy. Gated side access leading to the rear garden. External lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 E PRELIMINARY DETAILS - AWAITING VERIFICATION

Ref; SHO260160

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