

*Noredale, South Shoebury,
Guide Price £625,000 - £650,000*

EST. 1705
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The Estate Agent
FOR SALE
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Overview

Interior

Beautifully designed to maximise natural light and the connection with the surrounding gardens, the accommodation is centred around a welcoming reception hall leading to a contemporary fitted kitchen, impressive vaulted principal reception room, double aspect dining room and a superb year-round conservatory. The property offers two generous double bedrooms, both benefiting from en-suite facilities, providing flexible accommodation for everyday living or visiting guests.

Exterior

Occupying a secluded position, the property is approached via a private shared driveway serving a small number of neighbouring homes, over which it enjoys rights of access. An extensive block paved driveway provides ample off street parking and leads to the integral double garage. The beautifully established south-westerly wrap-around gardens afford an excellent degree of privacy and seclusion, with extensive decked entertaining areas, mature planting and a covered pergola creating a wonderful outdoor environment.

Location

Noredale is one of South Shoebury's most sought-after residential locations, ideally positioned within easy reach of Thorpe Bay Broadway, Shoebury East Beach, Gunners Park and both Thorpe Bay and Shoeburyness C2C railway stations.

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Entrance via: Approached via a recessed, covered entrance porch with tiled flooring, courtesy lighting and a hardwood entrance door with matching glazed side panel opening to:

Reception Hall: 14'2" (4.32) x 4'5" (1.35) + 13' (3.96) x 6'2" (1.88)

This exceptionally spacious reception hall immediately showcases the property's distinctive design and character. A feature exposed brick wall and tongue and groove timber-panelled ceiling with inset recessed lighting and a roof light, while the thoughtfully planned layout provides access to the bedrooms and principal living accommodation. A comprehensive range of built-in storage includes a double cupboard, currently arranged as a useful home office/workstation, together with an additional storage cupboard with hanging space and shelving. Two radiators, courtesy door to the integral double garage and open access to the remaining Living Space.



Kitchen: 9'9" x 8'3" (2.97m x 2.51m) Double glazed window overlooking the south-west facing rear garden, complemented by two roof lights flooding the room with natural light throughout the day. Tiled flooring. Beautifully fitted with an extensive range of contemporary high gloss wall and base units incorporating Quartz work surfaces with matching upstands. Inset one and a half bowl stainless steel sink unit with grooved drainer with mixer tap. Feature separate integrated 'Zip' instant hot and chilled water system complete with dedicated dispensing tap and built-in drip tray. Comprehensive range of integrated 'Neff' appliances including an electric oven, combination microwave and warming drawer, five-zone induction hob with contemporary glass splashback and stainless steel extractor hood, integrated fridge and integrated dishwasher. Concealed under-cabinet lighting. Smooth plastered ceiling inset with recessed lighting.



Dining Room: 13'3" x 11'11" (4.04m x 3.63m) A superb double aspect room featuring twin sets of hardwood framed double glazed French doors opening onto both sides of the wrap-around garden, complemented by additional double glazed windows, creating an exceptionally light and airy entertaining space. Feature exposed brickwork. Radiator. Smooth plastered ceiling. Open plan to;



Vaulted Family Living Room: 19'5" x 16'4" (5.92m x 4.98m) An exceptional Principal Reception Room of impressive proportions, featuring a striking vaulted tongue and groove timber ceiling with exposed structural beams, creating a wonderful sense of space and character. Double glazed corner windows overlook the gardens to three aspects, flooding the room with natural light, whilst a pair of glazed doors open seamlessly into the Conservatory, creating an outstanding arrangement for both family living and entertaining. A bespoke contemporary feature media wall incorporating a stylish living flame gas fire forms an impressive focal point. (The sellers advise the gas fire has not been used for a number of years and therefore recommend that prospective purchasers have the appliance tested prior to use.) Contemporary wall light points. Two pendant light fittings. Three radiators.



Conservatory: 14'2" x 11'11" (4.32m x 3.63m) A superb year-round conservatory enjoying panoramic views over the wrap-around gardens through double glazed windows to the front, side and rear aspects. Double glazed French doors provide direct access to the garden, creating an excellent extension of the living accommodation and a wonderful space for both relaxing and entertaining. The room benefits from a fully insulated vaulted ceiling with ceiling fan, wall light points, radiator and tiled flooring.



Bedroom One: 13' x 12'10" (3.96m x 3.9m) Double glazed French doors with adjoining full-height double glazed windows overlooking and opening onto the decked patio seating area of the garden, creating a bright and airy principal bedroom with direct access outside. Comprehensive range of fitted bedroom furniture extending across one wall, providing extensive wardrobe, hanging and drawer storage. Door leading to the En-Suite Shower Room. Radiator. Wall light points. Coving to textured ceiling.

En-suite: 9'9" x 6'7" (2.97m x 2m) Further double glazed window to the side aspect and two Velux skylight windows flooding the room with natural light. Fully tiled walls and tiled flooring. Contemporary wall mounted flat panelled heated towel rail. Luxuriously appointed with a spacious walk-in shower featuring wet room style tiled flooring with an inset linear drain and glazed screen with integrated shower unit, contemporary counter-top wash hand basin with counter-top mixer tap set upon a wide floating vanity shelf incorporating integrated cupboard, drawer and open shelf storage, with large wall mounted mirror over together with a low flush dual flush WC. Smooth ceiling inset with recessed lighting and extractor fan.



Private Guest Suite:

Access to the bedroom suite is accessed directly from the main reception hall via its own private inner hallway with an almost full-height double glazed panel window to front aspect, radiator, with doors leading to the Bedroom and En-Suite Shower Room and coving textured ceiling inset with recessed lighting. The suite comprises a generous double bedroom with adjoining luxury en-suite shower room, creating an ideal arrangement for multi-generational living, an independent teenager, long-term guests or those seeking a degree of separation from the principal accommodation.

Bedroom: 12'10" x 11'8" (3.9m x 3.56m) uPVC double glazed window to front aspect, radiator, wall light points, providing generous double bedroom accommodation with ample space for a range of bedroom furniture. Coving to smooth ceiling.

Ensuite Bathroom: 9'9" x 5'6" (2.97m x 1.68m) Double glazed Velux skylight window and obscure uPVC double glazed window to rear aspect, chrome heated towel rail, fully tiled walls and tiled flooring. A contemporary white suite comprising a panelled bath with mixer tap, integrated shower and separate pull-out hand-held shower attachment over, low level dual flush WC, and a contemporary circular countertop wash hand basin with monobloc mixer tap set upon a floating vanity unit incorporating cupboard storage with wall-mounted mirror over. Smooth coved ceiling with inset recessed lighting



Double Garage: 17'11" x 16'7" (5.46m x 5.05m) Electric remote control up and over garage door opening onto the driveway, integral door to the entrance hall, sliding door providing access to the Utility Room, loft access, wall mounted utility meters, power and lighting, durable rubber matting flooring. Textured ceiling.



Utility Room: 8'10" x 5'9" (2.7m x 1.75m)
Double glazed window and matching part glazed door to rear aspect opening onto the decked seating area with the garden beyond, fitted base units with rolled edge work surfaces incorporating a stainless steel single drainer sink unit with mixer tap, spaces for washing machine, tumble dryer and fridge/freezer, wall mounted 'Ideal' gas fired boiler, fully tiled walls and tiled flooring. Textured ceiling.

To the Outside of the Property:

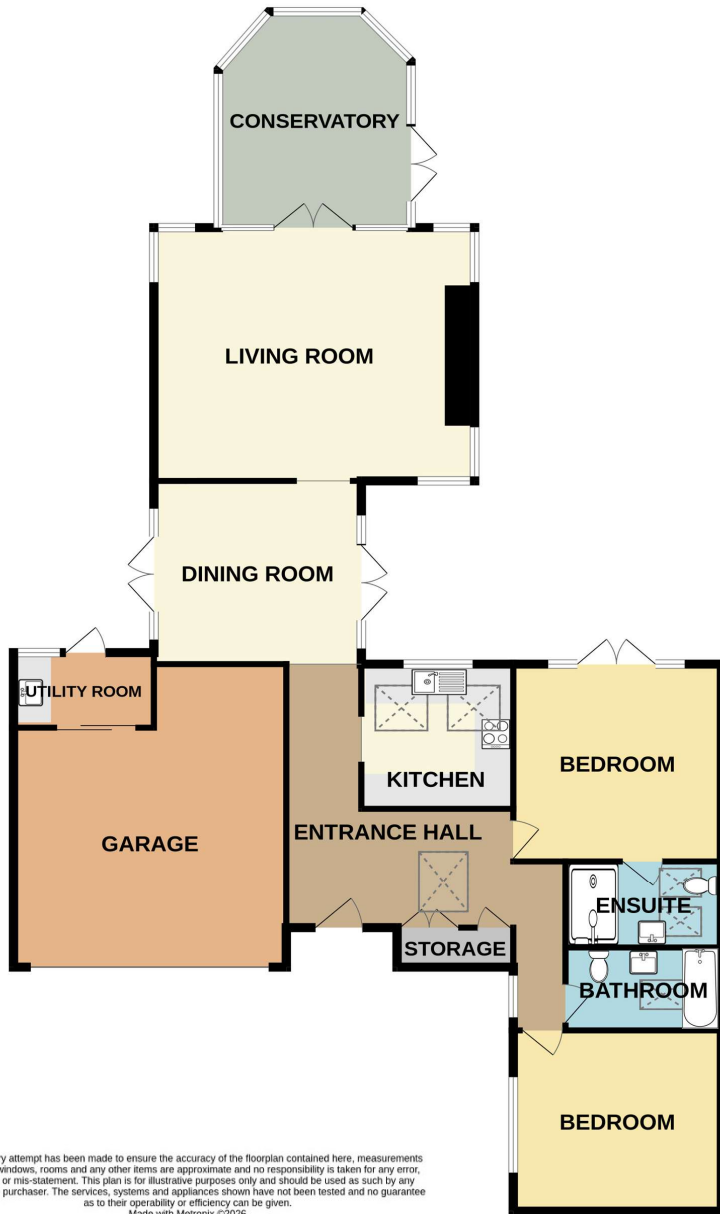
The beautifully established, south westerly facing wrap-around garden affords an excellent degree of privacy and seclusion. It commences with an extensive timber decked entertaining terrace together with a further covered timber decked seating area beneath a pergola, whilst the remainder is predominantly laid to lawn with mature trees, established shrubs and well-stocked flower beds. Gated side access to both sides of the property provides convenient access to the front.





Parking:

Occupying a secluded position, the property is approached via a private shared driveway serving only a small number of neighbouring properties, over which the property enjoys rights of access. This creates an exclusive, tucked-away setting, while the extensive block paved driveway provides ample off street parking for numerous vehicles and gives access to the attached double garage.



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 F
PRELIMINARY DETAILS - AWAITING VERIFICATION**

Ref; SHO260230

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 7/3/2026

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