



Gunners Rise, Shoeburyness, Southend-On-Sea

£725,000

home.

70 Gunners Rise

Shoeburyness
SS3 9BY



- Wonderful Four Bedroom Family Home
- Delightful Views Over An Open Green Out Towards The Estuary
- Open Plan Kitchen/Diner
- Additional Snug/Fifth Bedroom
- Gorgeous Lounge
- Master Bedroom With An En Suite Bathroom
- Beautiful Rear Garden & Two Allocated Parking Spaces
- Perfectly Positioned for Nature Reserve, East Beach, local shopping facilities & Mainline Railway Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are very excited to offer for sale this wonderful family home which is cleverly spread out over three floors and benefits from delightful views over an open green out towards the estuary and comes with allocated parking for two vehicles.

The accommodation comprises to the ground floor; entrance hall, ground floor cloakroom, open plan kitchen/diner and an additional snug/fifth bedroom, whilst to the first floor there is a gorgeous lounge with views over the green towards the estuary, a family bathroom and a large double bedroom with an en suite dressing room.



To the first floor there is a great size master bedroom with an en suite bathroom, two additional double bedrooms and a family bathroom, whilst externally the property offers a beautiful rear garden and two allocated parking spaces located to the rear of the property.

Located on Gunners Rise within the highly sought after Shoebury Garrison, this wonderful family home is perfectly positioned to take advantage of the Nature Reserve, East Beach, local shopping facilities, and C2C mainline railway with direct services to London Fenchurch Street.



Accommodation Comprises

The property is approached via UPVC double glazed entrance door leading to:

Entrance Hall

12'8 x 7'9

A great size entrance hall with wood flooring throughout, stairs leading to the first floor accommodation, smooth plastered ceiling, radiator. Doors to:

Ground Floor Cloakroom

6'1 x 3'2

Modern two piece suite comprising; low level WC, half pedestal wash hand basin with mixer tap, wood flooring, smooth plastered ceiling, radiator.

Snug/Bedroom Five

12'6 x 10'8

Double glazed Sash window to front aspect, wood flooring, smooth plastered ceiling, radiator.

Kitchen Diner

18'2 x 17'2

A great size kitchen family room with double glazed bi-folding doors to the rear giving access to the garden. The kitchen is fitted to include a one and a quarter bowl stainless steel sink unit with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, built-in oven and grill with four ring gas hob and extractor above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated dishwasher, integrated fridge and separate freezer, integrated eye level microwave oven, appliance space and plumbing for washing machine, concealed boiler (n/t), smooth plastered ceiling with inset spotlighting, under-stairs storage cupboard, radiator.

First Floor Landing

13'7 x 6'3

Vinyl flooring, stairs leading to the second floor accommodation, built-in storage cupboard, smooth plastered ceiling, radiator. Doors to:

Lounge

20'2 x 13'4

Two double glazed Sash windows to front aspect with estuary glimpses, vinyl flooring, smooth plastered ceiling, two radiators.

Bedroom Two

12'1 x 11'5

Double glazed Sash window to rear aspect, vinyl flooring, smooth plastered ceiling, radiator, doors to bathroom and additional door to:

En-Suite Dressing Room

7'6 x 6'4

Double glazed Sash window to rear aspect, vinyl flooring with underfloor heating, smooth plastered ceiling, bespoke range of fitted shelves and hanging rails, radiator.

Bathroom

11'10 x 6'1

Modern suite comprising; wood panelled bath with mixer tap and

hand held shower attachment with additional Rainfall shower head, half pedestal wash hand basin with mixer tap, fully tiled shower cubicle, low level WC, smooth plastered ceiling with inset spotlighting, vinyl flooring, heated towel rail.

Please note that there is a second door into bedroom two - so this could be used as an en-suite bathroom.

Second Floor Landing

10'1 x 9'1

With vinyl flooring throughout, smooth plastered ceiling with access to loft space, built-in storage cupboard housing hot water tank (n/t). Doors to:

Bedroom One

14'5 x 10'9

Double glazed Sash window to front aspect with estuary glimpses, vinyl flooring, smooth plastered ceiling, radiator. Door to:

En-Suite Bathroom

7'1 x 6'1

A modern three piece suite comprising; wood panelled bath with mixer tap and shower attachment with additional Rainfall shower head, low level WC, half pedestal wash hand basin with mixer tap, wood flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Three

11'6 x 11'1

Double glazed Sash window to rear aspect, vinyl flooring, smooth plastered ceiling, radiator.

Bedroom Four

10'8 x 7'1

Double glazed Sash window to rear aspect, vinyl flooring, smooth plastered ceiling, radiator.



Bathroom

8'6 x 7'2

Double glazed obscure Sash window to front aspect, modern four piece suite comprising; wood panelled bath with mixer tap and hand held shower attachment and additional Rainfall shower head, wash hand basin with mixer tap and vanity drawer beneath, low level WC, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a low maintenance rear garden which is mainly paved with brick rear wall and screen panelled fencing to boundaries. garden shed (to remain), outside lighting, water tap, rear gate to parking area.

Parking Facilities

The property benefits from two allocated parking spaces located at the rear of the property





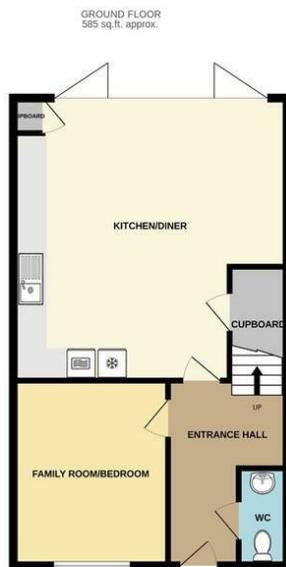


Property Details

5 Bedrooms
3 Bathrooms
2 Reception Rooms
House

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band: E

£725,000



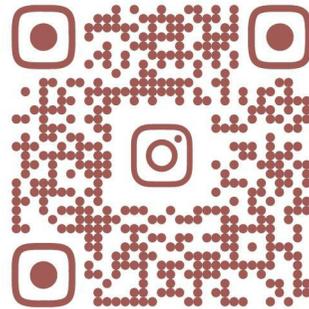
TOTAL FLOOR AREA: 1742 sq.ft. approx.
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