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ESTATE AGENTS

Aragon Close, Southend-On-Sea Guide price £400,000

*** GUIDE PRICE £400,00 to £425,000 - NO ONWARD CHAIN ***

Aspire are delighted to present this beautifully refurbished and immaculately maintained three-bedroom semi-detached home, enhanced by a detached garage and ample off-street parking. Finished to an excellent standard throughout, the property offers stylish, modern living ideally suited to families and commuters alike.

The accommodation comprises an entrance porch leading into a welcoming hallway, ground floor cloakroom, a comfortable lounge, and a stunning open-plan kitchen/diner which enjoys views over and direct access to the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary shower room.

Externally, the property boasts a generous west-facing rear garden, ideal for enjoying afternoon and evening sun. To the front, there is plentiful off-street parking along with a shared driveway providing access to the detached garage.

Situated on Aragon Close in the heart of the popular Manners Way estate, this superb home is ideally located for Southend Airport and the mainline railway, offering direct links into London Liverpool Street. Priory Park and Southend Town Centre, with its wide range of shopping and leisure facilities, are also conveniently close by.

Accommodation Comprises
The property is approached via a double-glazed entrance door leading into:

Entrance Hall – 3.48m x 1.73m (11'5 x 5'8)
A welcoming hallway featuring a double-glazed obscure window to the side aspect, attractive wood flooring, coved smooth plastered ceiling, radiator, and staircase rising to the first-floor accommodation with useful understairs storage cupboard. Doors lead to:

Lounge – 3.99m x 3.56m (13'1 x 11'8)
A well-proportioned reception room featuring a double-glazed bay window to the front, wood flooring, coved smooth plastered ceiling, and a striking feature vertical radiator. Glazed double doors open into:

Kitchen / Dining Room – 5.21m x 3.68m (17'1 x 12'1)

Dining Area – 3.68m x 2.97m (12'1 x 9'9)
An excellent entertaining space with double-glazed French doors opening onto the rear garden. The area benefits from continuation of the wood flooring, coved smooth plastered ceiling with inset spotlights, and a cast-iron effect radiator. Open-plan to:

Kitchen – 2.67m x 2.16m (8'9 x 7'1)
Fitted with a one-and-a-quarter stainless steel sink with mixer tap set into square-edged Quartz work surfaces, with cupboards and drawers beneath. Integrated appliances include a built-in double oven and five-ring gas hob with extractor hood above. Additional features include a range of matching eye-level wall units, appliance space for an American-style fridge freezer, concealed boiler (n/t), wood flooring, and a coved smooth plastered ceiling with inset spotlights. A double-glazed window overlooks the rear garden.

Ground Floor Cloakroom – 2.34m x 0.84m (7'8 x 2'9)
A stylish modern two-piece suite comprising a low-level WC and wash hand basin with mixer tap set within a vanity unit with storage below. There is also appliance space and plumbing for a washing machine and dryer. Finished with wood flooring and a smooth plastered ceiling.

First Floor Landing – 2.34m x 1.55m (7'8 x 5'1)
With double-glazed obscure window to the side, carpeted flooring, coved smooth plastered ceiling, and access to the loft space. Doors lead to:

Bedroom One – 4.19m x 3.56m (13'9 x 11'8)
A spacious principal bedroom featuring a double-glazed bay window to the front aspect, carpeted flooring, smooth plastered ceiling, and radiator.

Bedroom Two – 3.58m x 3.38m (11'9 x 11'1)
A generous second bedroom with double-glazed window overlooking the rear garden, carpeted flooring, coved smooth plastered ceiling, and radiator.

Bedroom Three – 2.31m x 1.55m (7'7 x 5'1)
Featuring double-glazed windows to the front and side aspects, wood flooring, coved smooth plastered ceiling with inset spotlights, and radiator.

Shower Room – 2.34m x 1.57m (7'8 x 5'2)
A contemporary three-piece suite comprising a fully tiled walk-in shower cubicle, wash hand basin with mixer tap set within vanity drawers, and low-level WC. Further benefits include double-glazed obscure windows to the rear and side, tiled flooring and walls, smooth plastered ceiling with inset spotlights, and a heated towel rail.

Externally

Rear Garden
A generous rear garden commencing with an attractive paved patio area to the immediate rear of the property, with the remainder mainly laid to lawn and enclosed by screen-panelled fencing. To the far end of the garden is an additional paved seating area, along with side access to the front and further access to the garage.

Front Garden
The front of the property is laid with concrete, providing off-street parking for several vehicles, with a shared driveway leading to:

Detached Garage – 5.51m x 2.84m (18'1 x 9'4)
Fitted with an up-and-over door, power and lighting connected, and a personal door providing direct access to the rear garden.

GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.

TOTAL FLOOR AREA : 1571 sq.ft. (145.9 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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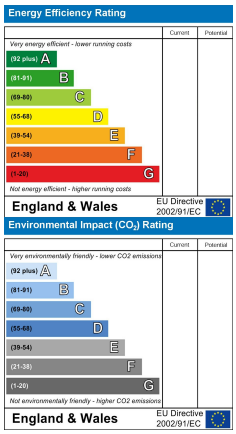

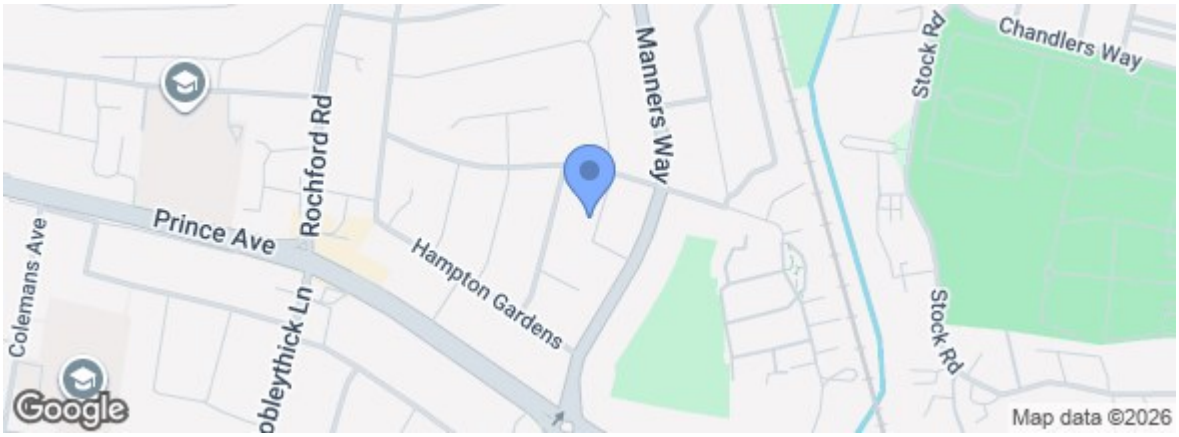

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