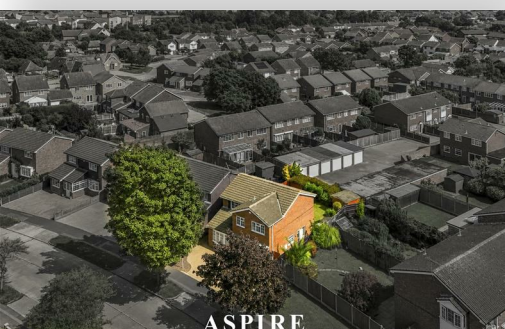


To arrange a viewing contact us
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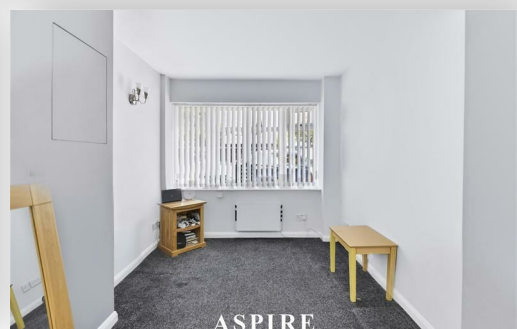
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Bishopsteignton, Southend-On-Sea Guide price £525,000

A spacious entrance hall creates an excellent first impression and leads through to the principal reception rooms. The extended lounge is bright and welcoming, centred around a feature fireplace and flowing effortlessly into the separate dining room through concealed sliding doors, creating an ideal space for entertaining family and friends. Sliding patio doors open directly onto the south facing rear garden, allowing natural light to flood the room throughout the day.

The kitchen/breakfast room forms the heart of the home and has been fitted with a comprehensive range of modern units, integrated NEFF appliances, generous worktop space and a breakfast bar, making it equally practical for everyday family life as it is for entertaining.

A real advantage of this home is the converted garage, currently arranged as an additional reception room. This highly flexible space could equally serve as a home office, children's playroom, gym, hobby room or utility room depending on your family's requirements.

Upstairs, the impressive principal bedroom has been significantly extended to create a luxurious suite complete with an open dressing area and a beautifully appointed contemporary en suite shower room. Three further well proportioned bedrooms are complemented by a stylish modern family shower room, creating ample accommodation for growing families.

Externally, the property continues to impress with a beautifully maintained south facing rear garden featuring a large entertaining patio, manicured lawn, mature planting and two timber sheds, one of which benefits from power. To the front, a generous private driveway provides off street parking for several vehicles.

Further benefits include a combination boiler installed in 2022, double glazing throughout and a ground floor cloakroom.

Ideally positioned within walking distance of Thorpe Bay Broadway, Thorpe Bay Mainline Station with direct links into London Fenchurch Street, highly regarded schools, local amenities and the

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Entrance Hall

20'5" x 8'2" (6.23 x 2.50)

A spacious and welcoming entrance hall creating an excellent first impression. Featuring wood flooring, two radiators, stairs rising to the first floor and a double glazed entrance door with matching side panels allowing plenty of natural light.

Lounge

18'2" x 11'3" (5.56 x 3.45)

A generous principal reception room enjoying a double glazed window to the front aspect and centred around an attractive feature gas fireplace with marble surround and hearth. Smooth coved ceiling, radiator and concealed sliding doors opening into the dining room, creating a flexible entertaining space.

Dining Room

11'5" x 10'3" (3.50 x 3.13)

A bright and versatile dining area overlooking the rear garden through sliding patio doors, providing direct access outside. Smooth coved ceiling, radiator and open access into the kitchen/breakfast room.

Kitchen

14'7" x 8'4" (4.47 x 2.55)

The heart of the home, fitted with an extensive range of matching wall and base units complemented by generous work surfaces and an inset one and a half bowl sink with mixer tap. Integrated NEFF induction hob with extractor over, double oven, integrated fridge, dishwasher and breakfast bar providing additional seating and storage. Under cupboard lighting, two double glazed windows overlooking the rear garden, understairs storage cupboard and a side door providing external access.

Downstairs W/C

Fitted with a modern two piece white suite comprising a low level WC and pedestal wash hand basin with tiled splashback. Double glazed obscure window to the side aspect, radiator and continuation of the wood flooring.

Reception Room / Bedroom / Home Office

16'7" x 8'2" (5.07 x 2.50)

Converted from the original garage, this versatile room offers endless possibilities as a home office, playroom, gym, snug or hobby room. Double glazed windows to both the front and side aspects, plumbing for a washing machine, electric wall heater and smooth ceiling.

Bedroom One

20'3" x 11'3" (6.18 x 3.45)

A superb extended principal bedroom creating a luxurious retreat, complete with a dedicated dressing area. Double glazed window to the front aspect, built in storage cupboard, radiator and direct access to the contemporary en suite shower room.

En-suite

8'2" x 5'1" (2.51 x 1.57)

Beautifully appointed with a modern suite comprising a large walk in shower with rainfall shower head and separate handheld attachment, low level WC and pedestal wash hand basin. Finished with fully tiled walls and flooring, heated towel rail, illuminated feature vanity wall, inset ceiling lighting and an obscure double glazed window.

Bedroom Two

11'6" x 11'5" (3.52 x 3.50)

A generous double bedroom positioned to the front of the property, benefiting from fitted floor to ceiling wardrobes, radiator, smooth ceiling and a double glazed window.

Bedroom Three

8'10" x 8'2" (2.70 x 2.49)

A well proportioned bedroom overlooking the rear garden with double glazed window, radiator and smooth ceiling.

Bedroom Four

8'10" x 8'0" (2.70 x 2.44)

A comfortable fourth bedroom with a double glazed rear window, radiator and built in cupboard housing the combination boiler, installed in 2022 according to the vendor.

Bathroom

6'9" x 5'0" (2.07 x 1.54)

Stylishly fitted with a modern walk in shower enclosure, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, heated towel rail, inset spotlights, shaver point and obscure double glazed window to the rear.

Garden

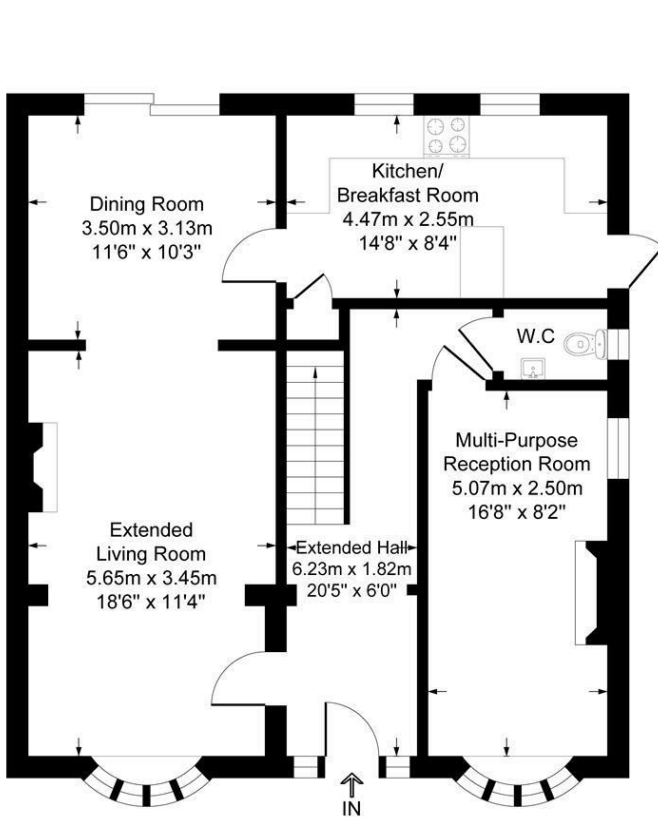
The south facing rear garden has been beautifully maintained and provides an excellent outdoor entertaining space. A generous block paved patio leads onto a well kept lawn surrounded by mature planting and established borders. Two timber sheds are included, one of which benefits from power, whilst gated side access leads conveniently to the front of the property.

Front Exterior

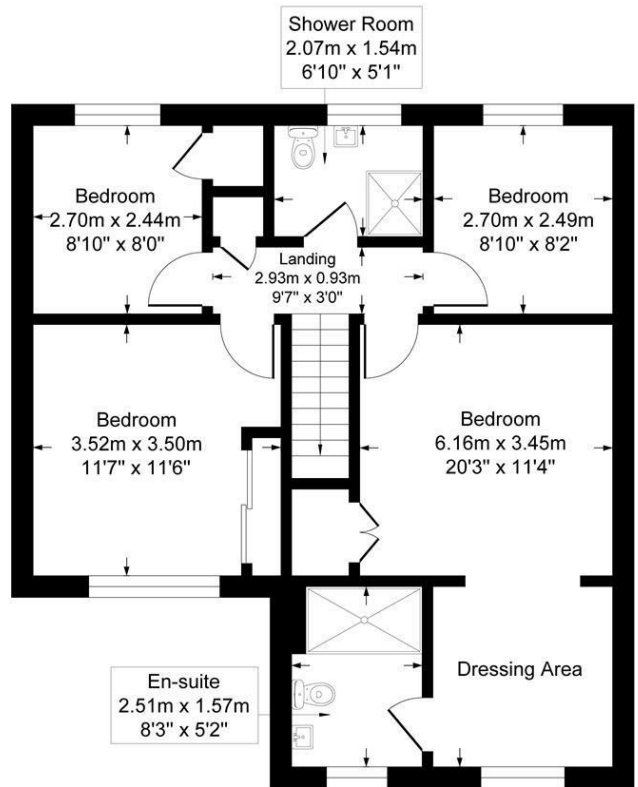
The property is approached via a private driveway providing off street parking for several vehicles.

Bishopsteigton

Approximate Gross Internal Floor Area = 129.8 sq m / 1397 sq ft

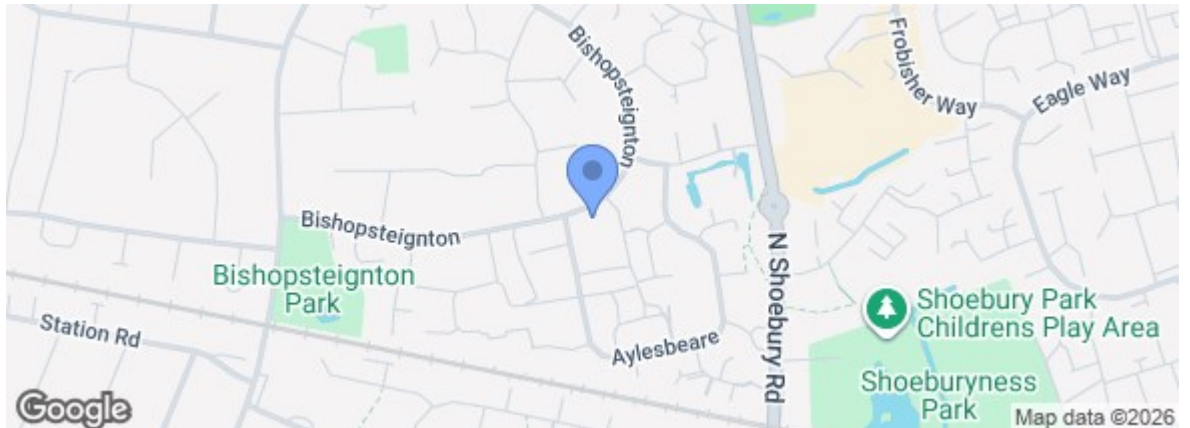


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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