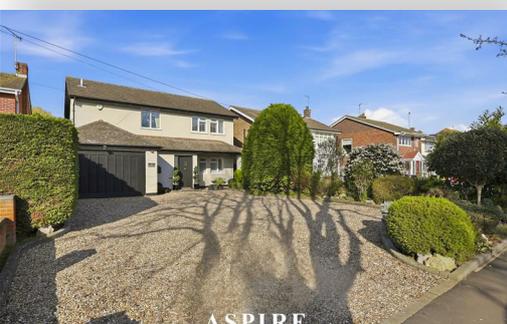


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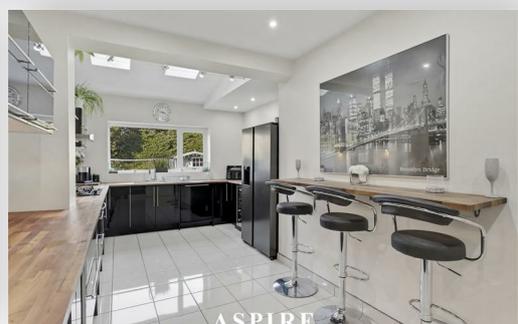
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Woodgrange Drive, Southend-On-Sea Guide price £800,000

*** GUIDE PRICE £800,000 - £825,000 ***

This exceptional four double bedroom detached family home has been extensively improved and beautifully maintained, offering stylish and versatile living accommodation in a highly convenient and sought after location.

Positioned just 0.3 miles from Thorpe Bay Station (C2C) as well as Thorpe Bay Broadway, approximately 0.4 miles from Thorpe Bay Golf Club and just over one mile from Thorpe Bay Seafront, the property is perfectly placed for commuters and those looking to enjoy coastal living. The home also falls within catchment for Bournes Green Junior School, Greenways Primary School and Southchurch High School while also being in walking distance to Southend High School for Girls, Thorpe Hall School and Alleyn Court School, making it an excellent choice for families.

At the heart of the home is a stunning open plan lounge/family room, designed for modern living and entertaining. This impressive space flows seamlessly onto the rear garden via full width bi-folding doors, creating a perfect indoor-outdoor lifestyle. The property also benefits from a contemporary kitchen/breakfast room, four bathrooms including two en suites, and a separate study, ideal for working from home.

Externally, the home continues to impress with a landscaped rear garden, garage and ample off street parking for multiple vehicles to the front.

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Porch

Entered via a hardwood door with obscured glazed panels, the porch offers a bright and welcoming introduction with fitted coir matting, recessed lighting and access to a spacious cloaks cupboard. An inner door leads through to:

Hallway

13'10" x 14'2" (4.24 x 4.32)

A striking and well presented hallway featuring a feature spiral staircase rising to the first floor, wood effect flooring, decorative coving and wall lighting. Doors lead to all ground floor accommodation.

Kitchen

20'10" x 10'9" (6.37 x 3.29)

A beautifully finished kitchen featuring black high gloss units with walnut worktops, complemented by a range of integrated appliances. Further benefits include underfloor heating, under cupboard lighting, stylish catenary lighting, and a designer radiator. Natural light floods the space via twin Velux windows, with additional rear aspect glazing and access outside.

Utility Room

8'7" x 7'10" (2.64 x 2.40)

Fitted with matching black high gloss units and walnut worktops, this practical space also houses the boiler, along with space and plumbing for appliances.

Downstairs W/C

Fitted with a modern two piece suite including WC and wash basin, finished with tiled flooring and a chrome heated towel rail.

Study / Bedroom Five

10'10" x 9'10", 78'8" (3.32 x 3,24)

A versatile room with front aspect windows and plantation shutters. currently used as a study, ideal for working from home but equally suitable as a fifth bedroom, playroom or additional reception space.

Living / Dining Room

20'6" x 18'6" (6.27 x 5.66)

A superb open-plan living space combining lounge, dining and family areas, featuring wood effect flooring, designer radiators and built-in audio/visual system. A striking set of 13ft bi-folding doors open directly onto the rear garden, creating a seamless indoor-outdoor feel.

Landing

18'11" x 7'9" (5.79 x 2.38)

A bright landing area with front aspect window, decorative detailing and access to all first floor rooms, as well as loft access.

Bedroom One

16'1" x 11'8" (4.91 x 3.56)

A spacious principal bedroom featuring a walk-in wardrobe, additional built-in wardrobes and a fitted dressing table. Finished with dimmable starlight spotlights, creating a luxurious and relaxing environment.

En-suite

6'10" x 6'8" (2.09 x 2.04)

A beautifully appointed en-suite featuring twin his and hers wash basins, a walk-in shower with a striking California-style glass block partition and rainfall shower head, complemented by a heated towel rail and finished to a sleek, contemporary standard.

Bedroom Two

10'11" x 9'10" (3.33 x 3.02)

A well-proportioned double bedroom benefiting from fitted wardrobes.

Bedroom Three

10'11" x 8'7" (3.33 x 2.64)

A generous room complete with plantation shutters and its own en suite shower room comprising a three piece suite and heated towel rail, ideal for guests.

En-suite

Fitted with a modern three piece suite including shower enclosure, WC and wash basin.

Bedroom Four

12'7" x 9'0" (3.85 x 2.75)

A further double bedroom, well presented and overlooking the rear garden.

Family Bathroom

8'7" x 7'0" (2.64 x 2.15)

A stylish three piece suite featuring a double ended bath, heated towel rail, and finished with striking black New York subway-style tiling, creating a contemporary feel.

Garage

13'5" x 12'9" (4.11 x 3.91)

A spacious garage with electric up and over door, benefiting from power and lighting, rear access and additional loft storage, making it ideal for secure parking or further storage.

Frontage

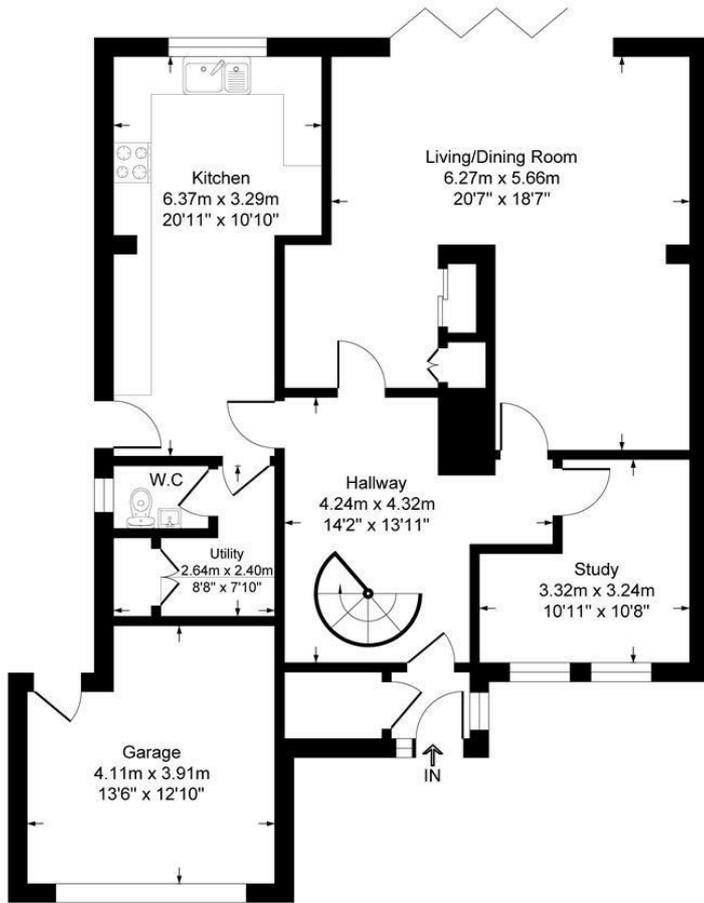
An attractive frontage approached via an extensive gravel driveway, providing off street parking for multiple vehicles. The driveway is bordered by mature planting, creating a pleasant and private setting and is further enhanced by integrated lighting, adding both practicality and visual appeal.

Rear Garden

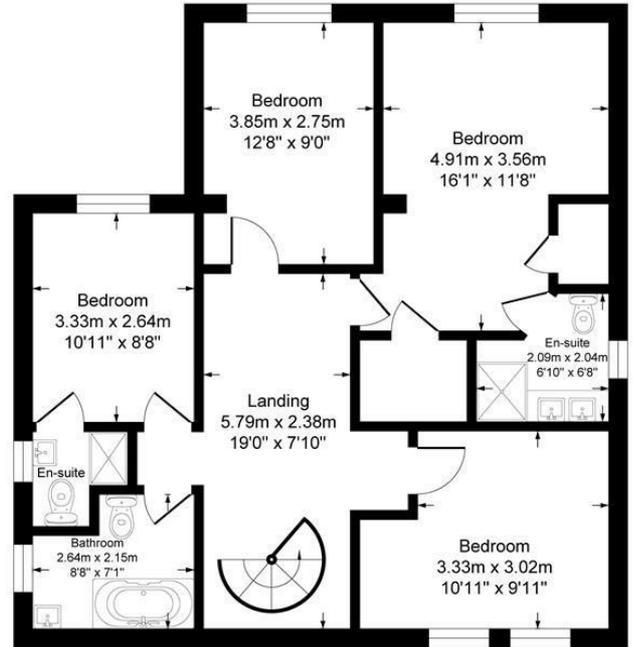
A beautifully landscaped and thoughtfully designed rear garden, ideal for both entertaining and relaxation. A large raised decking area extends from the family room, flowing into a two-tier deck measuring approximately 13ft extending to 22ft, creating an excellent social space. The garden further features a printed concrete patio and pathways, raised planters and mature planting, along with a striking feature fire wall with integrated log store. A well-appointed summer house with power and lighting provides a versatile additional space, while external lighting, power supply and a water tap complete this impressive outdoor setting.

Woodgrange Drive

Approximate Gross Internal Floor Area = 169.1 sq m / 1821 sq ft
 Garage Area = 14.6 sq m / 158 sq ft
 Total Area = 183.7 sq m / 1979 sq ft

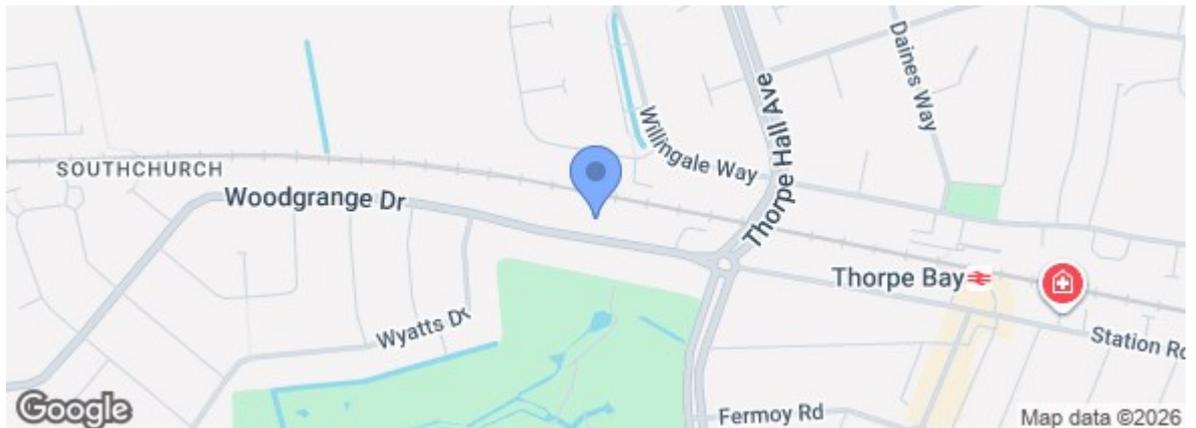


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(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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