

# Ist Call

## SALES AND LETTINGS



### Trinity Road, Southend-On-Sea, SS2 4HJ

**£375,000**

Deceptively spacious 4-bed semi! Lounge, dining room, kitchen/breakfast room, conservatory, 3 beds + top floor master bedroom with en suite. Large south garden, parking. Near schools & station. Must view!

This deceptively spacious four-bedroom semi-detached family home occupies an excellent location close to reputable local schools and within convenient reach of Southend East railway station - perfect for families seeking quality education and commuter connectivity.

The property is significantly more generous than its frontage suggests, revealing surprisingly expansive accommodation across three floors. The ground floor creates wonderful flexible living spaces with a comfortable lounge, separate dining room for formal entertaining, and a practical kitchen/breakfast room for everyday family meals. A convenient cloakroom and large conservatory that floods with natural light complete this level, providing the perfect space for relaxation or additional dining.

The first floor houses three well-proportioned bedrooms and an exceptionally large family bathroom with ample space for the entire household. The accommodation's crowning glory lies on the second floor - a private master bedroom suite complete with en suite facilities, creating a luxurious retreat away from the main living areas.

The outdoor space is equally impressive, featuring a substantial south-facing rear garden that captures beautiful sunlight throughout the day - perfect for family activities, entertaining, or peaceful relaxation.

Convenient off-street parking adds practical value.

This exceptional family home combines generous proportions, flexible living spaces, and outstanding location - far exceeding expectations from its exterior.

We strongly recommend viewing to fully appreciate the surprising scale and quality accommodation this wonderful property offers.



### Accommodation Comprising

Glazed front door leading to enclosed storm porch with further front door to...

### Entrance Hall



Radiator, staircase to first floor, understairs storage cupboard, laminate wood flooring, dado rail, smooth plastered ceiling, doors off to...

### Lounge 15'5 into bay x 11'5 (4.70m into bay x 3.48m)



Double glazed bay window to front, radiator, fireplace with inset electric fire, dado and picture rails, smooth plastered ceiling with ceiling rose...

### Dining Room 11'4 x 10'9 (3.45m x 3.28m)



Double glazed sliding patio doors to conservatory, radiator, stripped and varnished wooden flooring, picture rail, smooth plastered ceiling...

### Cloakroom

White suite comprising low level W.C. and vanity wash hand basin, tiled splashbacks...

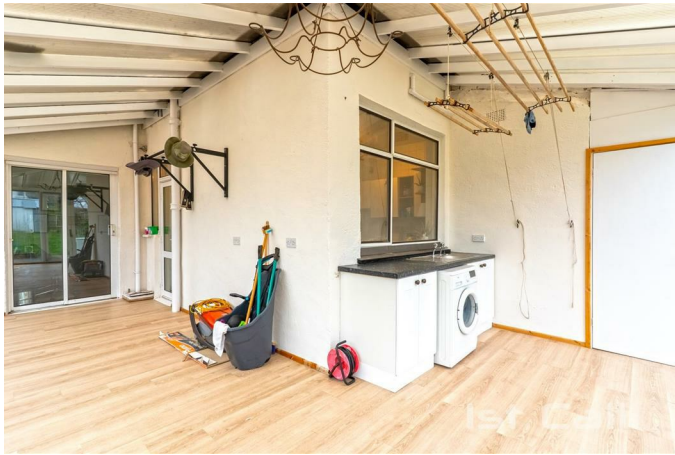
### Kitchen/ Breakfast Room 14'7 x 9'4 (4.45m x 2.84m)



Fitted with a comprehensive range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, gas cooker, space for fridge/ freezer, breakfast bar, matching range of wall mounted units, fully tiled walls, laminate wood flooring, smooth plastered ceiling, double glazed window to rear, double glazed door to...



**'L' Shaped Conservatory 23'3 x 14'10 max overall (7.09m x 4.52m max overall )**



Double glazed to side and rear aspects with french doors to garden, fitted base units with working surface over and inset single drainer stainless steel sink unit, space and plumbing for washing machine, laminate wood flooring, door to large built in storage cupboard...



## First Floor Landing



Staircase to second floor, dado and picture rails, smooth plastered ceiling, doors off to...

## Bedroom 12'4 x 11'1 (3.76m x 3.38m)



Double glazed oriel bay window to front, radiator...

## Bedroom 11'6 x 10'10 (3.51m x 3.30m)



Double glazed window to rear, plumbing for radiator, smooth plastered ceiling...





### Bedroom 8'9 x 5'9 (2.67m x 1.75m)

Double glazed oriel bay window to front, radiator, picture rail, smooth plastered ceiling...

### Spacious Bathroom 14'8 x 9'3 (4.47m x 2.82m)



White suite comprising raised oval 'spa' bath with central mixer tap and shower attachment, large separate glazed walk in shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, built in cupboard housing gas central heating & hot water boiler, tiled splashbacks and flooring, smooth plastered ceiling, obscure double glazed windows to side and rear...



### Second Floor Landing

Door to...

### Master Bedroom 17'3 x 15'7 max overall (5.26m x 4.75m max overall)



Double glazed window to rear, two skylight windows to front, radiator, laminate wood flooring, access to eaves storage space, smooth plastered ceiling, door to...



### En Suite



White suite comprising enclosed shower cubicle, vanity wash hand basin, low level W.C., fully tiled walls and flooring, access to eaves storage space, smooth plastered ceiling with extractor fan, obscure double glazed window to rear...

### Externally

### Front Garden

Paved providing off street parking...

### Rear Garden



Approx. 70', south facing and comprising paved patio area, remainder mostly laid to lawn, gate providing side access...



Floor Plan

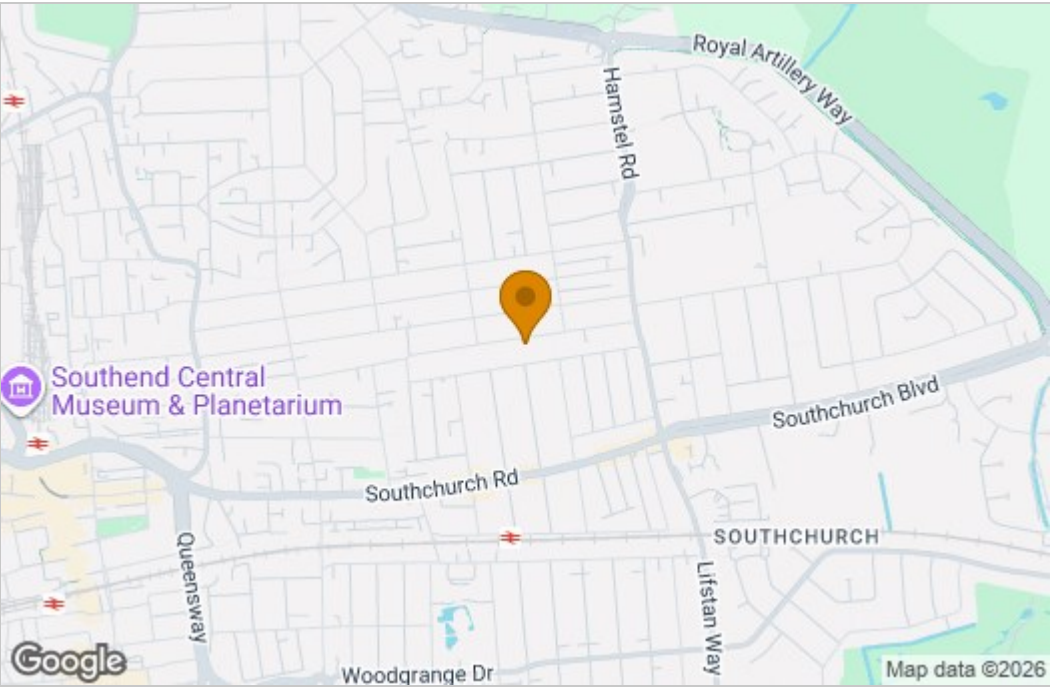


TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

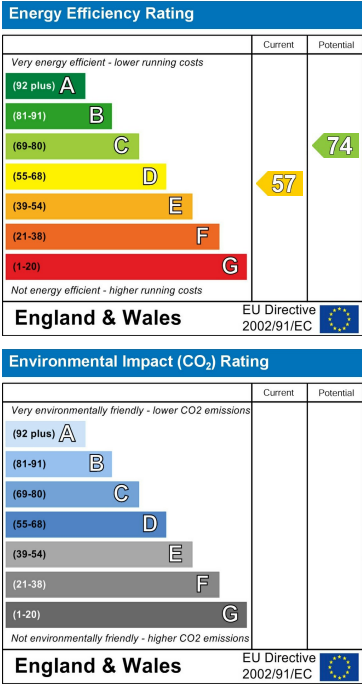
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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