

# Ist Call

SALES AND LETTINGS



## Daines Way, Southend-On-Sea, SS1 3PQ

**£1,000,000 - Freehold**

We are delighted to present this stunning detached family home, built circa 2003 and ideally positioned within the highly sought-after Bournes Green School catchment area, just a short distance from Thorpe Bay Railway Station. From the moment you step inside, the property makes a lasting impression — a grand reception hall with galleried landing sets the tone for the exceptional space and quality found throughout. The generous ground floor accommodation has underfloor heating throughout and comprises a spacious entrance hall, an expansive 29'6" lounge/diner, a separate snug, a 16' conservatory, and a large fitted kitchen with adjoining utility room, all complemented by a ground floor cloakroom. Upstairs, the stunning galleried landing creates a real sense of occasion, leading to four well-proportioned double bedrooms. The master bedroom benefits from both an en suite and a walk-in wardrobe, with a family bathroom serving the remaining rooms. The garage has been thoughtfully converted into a dedicated home office with W.C., whilst retaining useful storage space. To the front, there is parking for several vehicles. The generous rear garden extends to approximately 60' in depth and 50' in width — a wonderful outdoor space for families to enjoy. An internal viewing is highly recommended to fully appreciate the scale, quality, and versatility of this exceptional home.

### Accommodation Comprising

Solid oak double doors providing access to...

### Entrance Porch

Further solid oak double doors leading to...

### Large Entrance Hall



Beautiful spacious entrance hall with galleried first floor landing, solid oak staircase to first floor, oak effect flooring, large understairs storage cupboard, additional storage cupboard, smooth plastered covered ceiling, oak doors off to...



### Snug 15'5 into bay x 10'1 (4.70m into bay x 3.07m)

Double glazed bay window to front with fitted shutters, oak effect flooring, smooth plastered covered ceiling...

### Cloakroom 7'4 x 5'10 (2.24m x 1.78m)



Suite comprising vanity wash hand basin with marble effect top, low level W.C., tiled flooring, wood panelling to walls, smooth plastered covered ceiling with inset spotlights, obscure double glazed window to side with fitted shutter...

**Lounge/ Diner 29'6 x 15'11 < 13'11 (8.99m x 4.85m < 4.24m)**



Double glazed bay window to front with fitted shutters, feature fireplace with inset multi-fuel log burner, oak effect flooring, smooth plastered ceiling with inset spotlights, oak french doors to...



**Conservatory 16' x 15'7 (4.88m x 4.75m)**



uPVC double glazed to three aspects with french doors to garden, oak effect flooring, doorway to...

**Kitchen 14'4 x 13'2 into bay (4.37m x 4.01m into bay)**



Comprehensive range of modern fitted base units with granite working surfaces over, inset twin sink unit, gas range cooker with extractor canopy over, integrated dishwasher, breakfast bar, matching range of wall mounted units, wood effect flooring, smooth plastered coved ceiling with inset spotlights, double glazed bay window to rear, door to...



### Master Bedroom 14'11 x 14'5 (4.55m x 4.39m)



### Utility Room 10'9 x 7'3 (3.28m x 2.21m)

Double glazed window to rear and door to side, range of fitted base units with inset single drainer sink unit, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, cupboard housing gas central heating & hot water boiler, wood effect flooring, smooth plastered coved ceiling...

Double glazed window to rear, cast iron radiator, laminate wood flooring, feature timber panelled wall, smooth plastered ceiling, oak doors off to...

### First Floor Galleried Landing 21' x 13'1 (6.40m x 3.99m)



### Walk In Wardrobe 9'3 x 5'9 (2.82m x 1.75m)

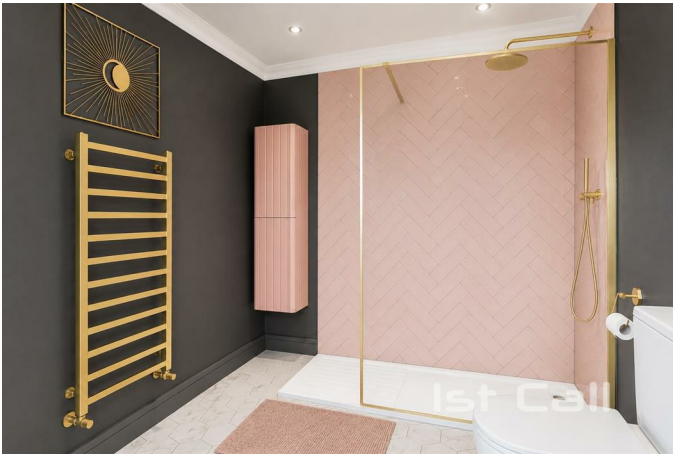
Double glazed window to side, range of fitted wardrobe cupboards and shelving, smooth plastered coved ceiling...

Double glazed bay window to front with fitted shutters, beautiful double glazed stained glass window to side, radiator, smooth plastered coved ceiling with inset spotlights, oak doors off to...

**En Suite 10'8 x 7'2 (3.25m x 2.18m)**



Modern suite comprising large glazed walk in shower cubicle with feature herringbone tiling, vanity wash hand basin, low level W.C., brass heated towel rail, tiled flooring, smooth plastered covered ceiling with inset spotlights, obscure double glazed window to rear...



**Bedroom 2 12'10 x 11'7 (3.91m x 3.53m)**



Double glazed window to rear, radiator, wood effect flooring, smooth plastered covered ceiling...

**Bedroom 3 13'11 x 11'2 (4.24m x 3.40m)**



Two double glazed windows to front with fitted shutters, radiator, wood effect flooring, smooth plastered covered ceiling...

**Bedroom 4 15'9 x 10'2 (4.80m x 3.10m)**



Double glazed bay window to front with fitted shutters, radiator, wood effect flooring, smooth plastered covered ceiling...



### Family Bathroom 9'6 x 6'11 (2.90m x 2.11m)



Modern white suite comprising panelled bath with central wall mounted mixer tap and shower unit over, glazed shower screen, twin vanity wash hand basins with wall mounted mixer taps, low level W.C., marble effect panelling to walls, heated towel rail/ radiator, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

### Externally



### Rear Garden



Large rear garden comprising paved patio area, remainder mostly laid to lawn, gate providing side access, door to...

### Office 14'4 x 9'11 (4.37m x 3.02m)



Take from the garage and accessed via double glazed door, cast iron radiator, fitted oak desktop, additional built in storage cupboards with plinth heater, wood effect flooring, smooth plastered ceiling with inset spotlights, door to...



### W.C.

White suite comprising low level W.C., vanity wash hand basin, wood effect flooring, extractor fan, smooth plastered ceiling with inset spotlights...

### Front Garden

Cobblestone paved driveway providing parking for three/four vehicles, access to remainder of garage for storage (measuring 10'3 x 5'10 and with ladder access to loft space which we understand is fully boarded), mature shrubs to borders, pretty part brick and iron railing boundary, outside power points...

### Agents Note

The property benefits from underfloor heating throughout the ground floor accommodation with gas central heating upstairs.

Planning permission was granted in January 2025 for a large rear extension replacing the current conservatory, plans available on request...

# Floor Plan

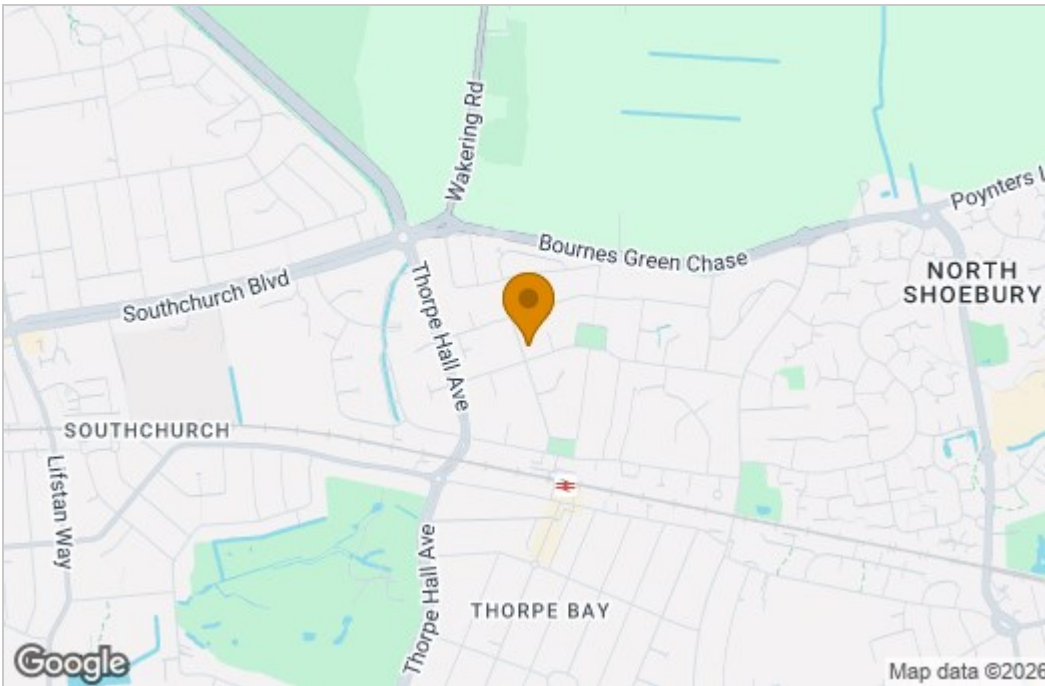
GROUND FLOOR

1ST FLOOR

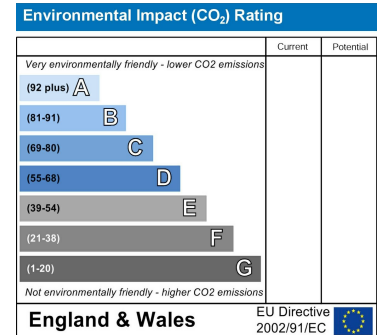
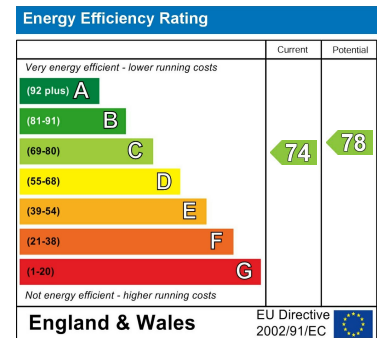


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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