

# Ist Call

## SALES AND LETTINGS



### Ilfracombe Road, Southend-On-Sea, SS2 4PA

**Offers Over £400,000**

Beautiful 3-bed end terrace in Southchurch Village! Lounge with log burner, dining room, modern kitchen, 80' west garden, parking. Near shops, schools & station. Character meets comfort. Must view!

Located in the heart of charming Southchurch Village with local shops, reputable schools, and Southend East railway station all within easy reach, this beautifully presented three-bedroom end-terrace family home offers the perfect blend of local community and modern convenience. The ground floor creates a wonderful flow for family living, beginning with an inviting front lounge featuring a characterful log burning stove - perfect for cosy evenings and creating a warm, welcoming atmosphere. The separate dining room offers elegant entertaining space, while the contemporary fitted kitchen provides modern functionality. A convenient ground floor cloakroom completes this level. Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing families, complemented by a stylish modern family bathroom with quality fixtures throughout. Modern comfort is assured with double-glazed windows and efficient gas central heating, while off-street parking adds practical convenience. The property's crowning glory is the spectacular approximately 80-foot west-facing rear garden - a substantial outdoor sanctuary that captures beautiful afternoon and evening sunshine, perfect for entertaining, children's play, or peaceful relaxation. This exceptional family home combines period character and modern comfort in an outstanding location and an internal viewing is essential to fully appreciate the quality and lifestyle this wonderful property offers.



### Accommodation Comprising

Recessed composite part glazed front door leading to...

### Entrance Hall



Radiator, staircase to first floor with understairs storage cupboard, tiled flooring, smooth plastered ceiling, doors off to...

### Lounge 13'2 into bay x 13'4 (4.01m into bay x 4.06m)



Double glazed bay window to front, radiator, feature fireplace with inset log burning stove and wooden mantle, picture rail, smooth plastered ceiling with ceiling rose...

### Dining Room 11'10 x 10'1 (3.61m x 3.07m)



Double glazed window to rear, radiator, laminate wood flooring, picture rail, smooth plastered ceiling with ceiling rose...



### Cloakroom

White low level W.C., heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights...

### Kitchen 12'6 x 7'8 (3.81m x 2.34m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer sink unit, integrated electric hob with matching extractor canopy over, separate integrated eye level double oven, integrated fridge/ freezer,

wine cooler, washing machine and dishwasher, matching range of wall mounted units, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, double glazed window to rear, double glazed door to side...



### First Floor Landing

Smooth plastered ceiling, doors off to...

### Bedroom 1 13'1 x 10'10 (3.99m x 3.30m)



Two double glazed windows to front, radiator, picture rail, smooth plastered ceiling...

### Bedroom 2 11'4 x 10'4 (3.45m x 3.15m)



Double glazed window to rear, radiator, picture rail, smooth plastered ceiling with ceiling rose...

### Bedroom 3 7'8 x 7'5 (2.34m x 2.26m)



Double glazed window to rear, radiator, smooth plastered ceiling with loft hatch...

### Bathroom 9'3 x 5'4 (2.82m x 1.63m)



Modern white suite comprising panelled 'P' bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, smooth plastered ceiling, obscure double glazed window to front...

### Externally

### Front Garden

Block paved providing off street parking for two vehicles...



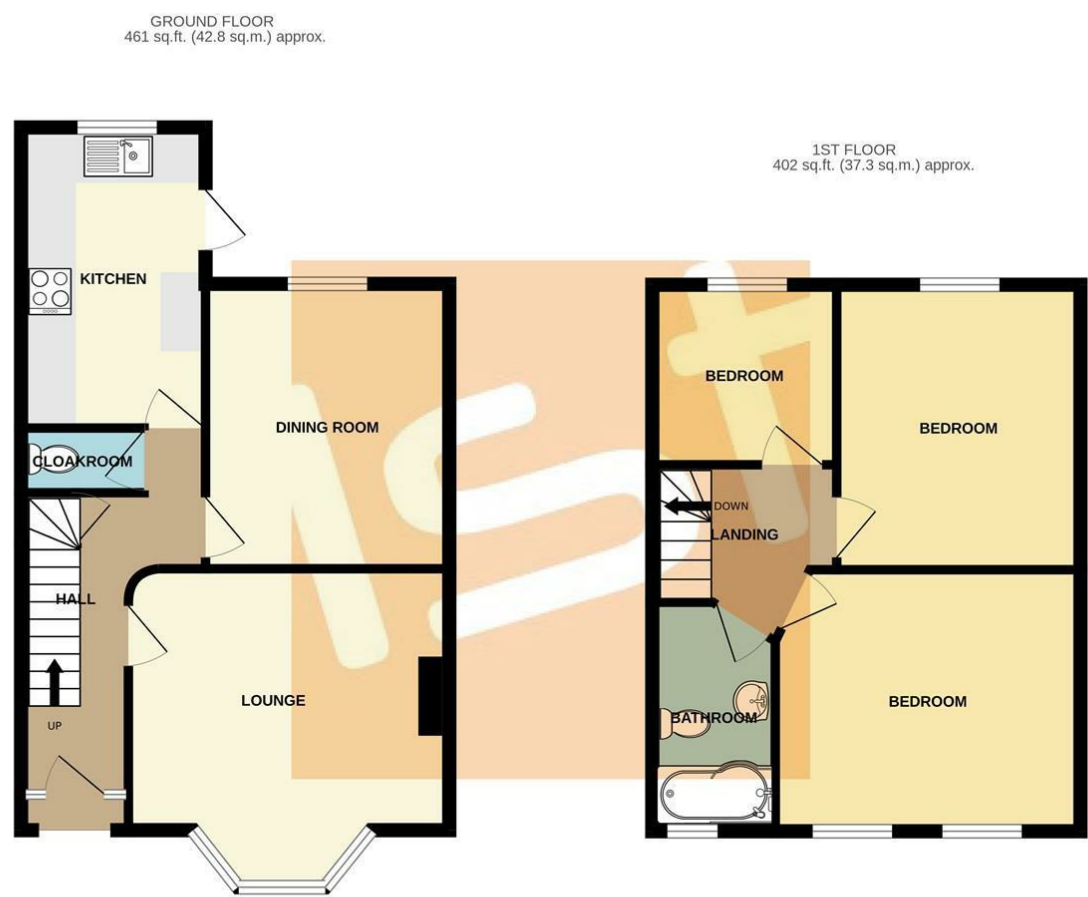
## Rear Garden



Approx. 80' in depth, west facing and comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, timber shed and greenhouse, gate providing side access...



Floor Plan

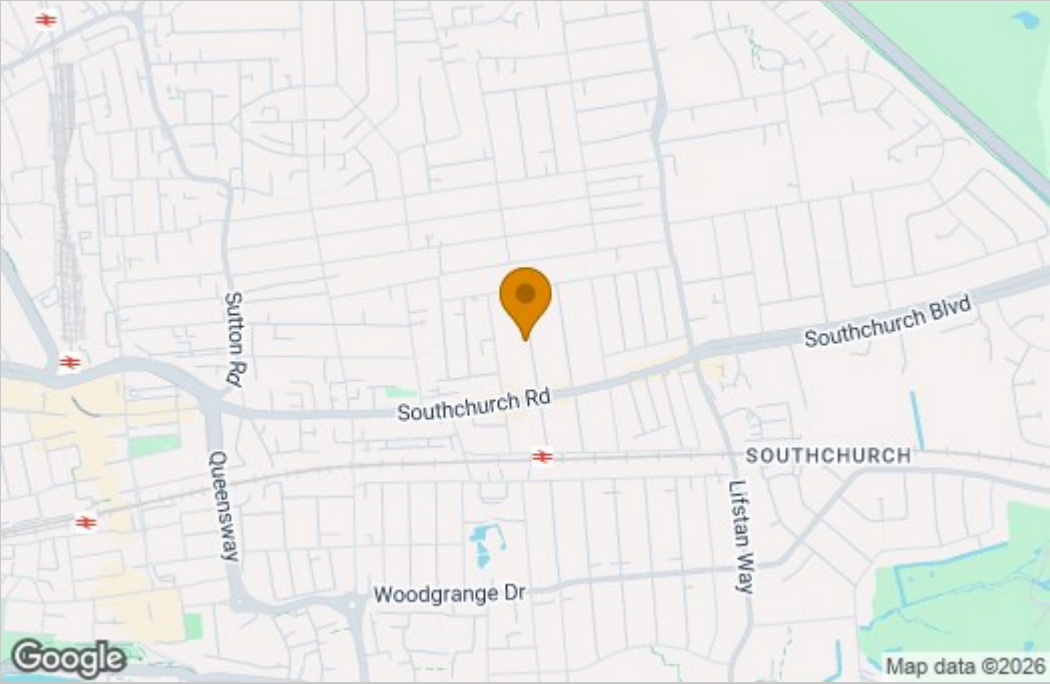


TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

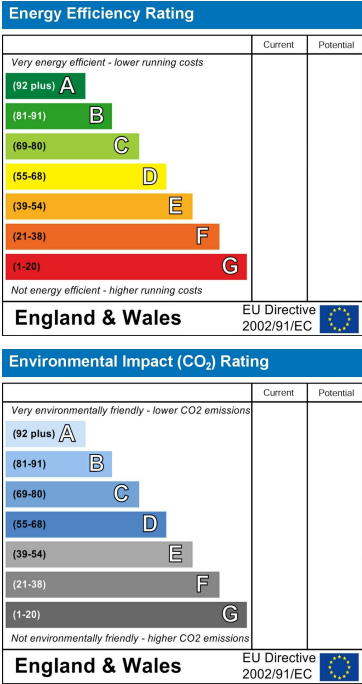
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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