



\* PARKING FOR SIX PLUS A GARAGE \* LARGE GARDEN \* DOUBLE BEDROOMS \* HUGE POTENTIAL \* NO ONWARD CHAIN \* CONSERVATORY/UTILITY ROOM \* QUIET CUL-DE-SAC \* This charming two double bedroom bungalow is positioned on an especially quiet cul-de-sac, and offers a huge driveway for up to six vehicles, a detached a garage and a larger-than-average garden. The accommodation is comprised of; master bedroom with additional bay-fronted second bedroom, a three-piece shower room with storage, large lounge-diner with access to the conservatory/utility room, a fitted kitchen, a large garden and ample off-street parking. The location is incredibly quite and sits within the sought-after 'Somerset Estate' with Earls Hall Primary and the favoured Eastwood Academy within catchment, while the prestigious grammar schools of the borough are only a short walk away. Both train lines to London are a short drive away for commuters and there are amenities and bus links nearby. The property is available to view now and is offered with no onward chain.

- Parking for six vehicles
- Large garden
- Incredibly quiet cul-de-sac
- Two double bedrooms
- Sought-after 'Somerset Estate' location
- Garage
- Conservatory/utility
- Huge potential
- Spacious lounge-diner
- No onward chain

## Dulverton Close

Westcliff-on-Sea

**£325,000**

Offers Over



# Dulverton Close



## Frontage/Parking

A block paved driveway providing parking for up to 6 vehicles, plus an additional in the single garage, security lights, brick wall with gated archway leading to rear garden, fencing, external plug sockets, and a storm porch with a composite and obscured double glazed front door leading to:

## Entrance Hallway

Meter cupboard, radiator, skirting and carpet.

## Bedroom One

11'9" x 9'3"

UPVC double glazed window to front aspect, coving, radiator, skirting and carpet.

## Bedroom Two

10'7" x 9'10"

UPVC double glazed bay fronted window, coving, radiator, skirting and carpet.

## Three-Piece Shower Room

7'4" x 5'10"

Obscured UPVC double glazed window to side aspect, large storage cupboard, shower cubicle, low-level W/C, vanity unit with wash basin and chrome taps, chrome towel radiator, partial wall tiling, loft access (insulated loft), wood effect flooring.

## Lounge-Diner

14'8" x 12'5"

UPVC double glazed French doors through to conservatory/utility room, double radiator, coving, skirting and carpet.

## Conservatory/Utility Room

13'1" x 9'6"

UPVC double glazed French doors for garden access as well as windows all around, double radiators, farmhouse style kitchen units with laminate worktops and space for two under counter appliances, tiled flooring with underfloor heating.

## Kitchen

8'4" x 7'5"

UPVC double glazed rear door for garden access as well as windows to rear and side aspects, farmhouse style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer, granite effect laminate worktops with a tiled splashback, four ring burner Neff gas hob with stainless steel extractor over, integrated Neff oven, space for fridge/freezer, boiler, radiator and wood effect flooring.

## Single Garage

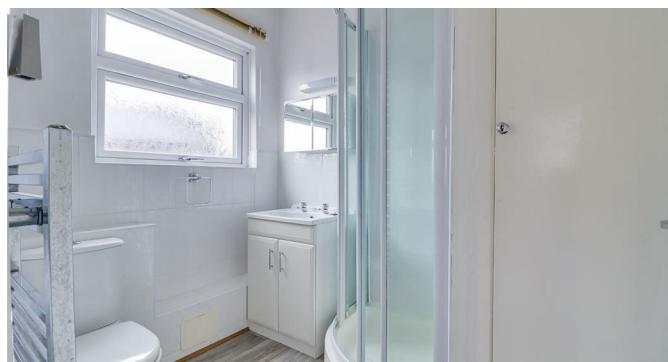
Room for one vehicle with an up and over front door, security lighting, side window and side door and a new roof only 2 years ago.

## Rear Garden

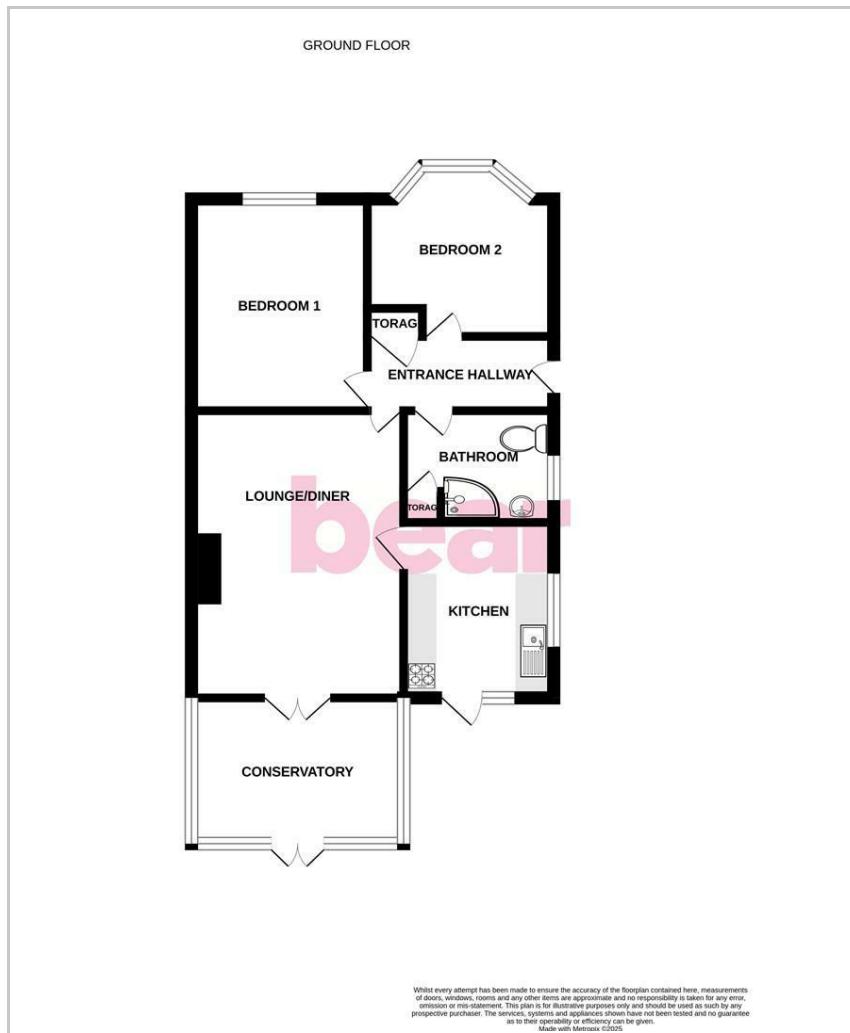
Commences with a paved patio area with a pathway leading to the garage and side access to the front driveway, with a large shingle area and lawn area as well as external plug sockets, hot and cold outside tap and fencing.

## Agents Notes

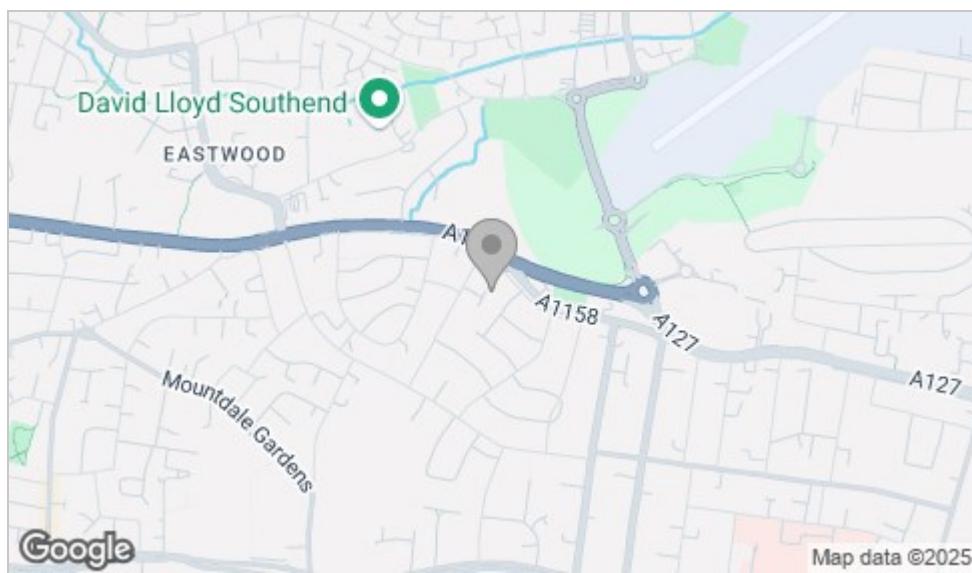
All UPVC double glazed windows and rear door were installed in recent years. New garage roof only 2 years ago. An insulated loft. New boiler in recent years.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		68
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	