



STUART THOMAS
ESTATES



- FIVE BEDROOMS
- WEST BACKING REAR GARDEN
- DOUBLE GARAGE
- EN SUITE SHOWER ROOM

36 Buckland, Shoeburyness, Southend-on-Sea, Essex, SS3 8BD

Guide Price £800,000

On a corner plot in this HIGHLY DESIRABLE LOCATION is this EXECUTIVE STYLE DETACHED FAMILY HOME with the added benefit of a WEST BACKING REAR GARDEN. With 5 BEDROOMS to the first floor Master with an EN SUITE SHOWER ROOM. Downstairs is the NEWLY FITTED KITCHEN, SPACIOUS LOUNGE, DINING ROOM, CONSERVATORY UTILITY ROOM AND CLOAKROOM.



Property Description

ENTRANCE HALL

Double glazed entrance door leads to the spacious entrance hall. Coving. Stairs lead to the first floor with a cupboard under. Thermostat for the central heating. Radiator.

CLOAKROOM

Low level wc and a wash hand basin. Extractor fan. Radiator.

LOUNGE

17' 0" x 12' 9" (5.2m x 3.9m) This spacious room has a lead light double glazed bay window to the front aspect. Coving. Feature fireplace with a living flame gas fire. Twin doors lead to the :-

DINING ROOM

12' 9" x 10' 2" (3.9m x 3.1m) Double glazed sliding patio doors lead to the conservatory. Double radiator. Coving.

KITCHEN/BREAKFAST ROOM

14' 5" x 11' 1" (4.4m x 3.4m) Newly fitted with a range of white units with contrasting work surfaces over. Ample space for a table and chairs. Twin bowl stainless steel sink unit with a mixer tap over. Ceramic hob. Double oven. Integrated fridge and freezer. Lead light double glazed windows to the rear and side. Plinth lighting. Wood effect floor covering. Radiator.

CONSERVATORY

13' 9" x 8' 6" (4.2m x 2.6m) Double glazed sliding patio doors lead to the rear garden. Double glazed door to the side. Tiled floor.

UTILITY ROOM





9' 6" x 5' 2" (2.9m x 1.6m) Lead light double glazed door and window to the side. Radiator. Space and plumbing for a washing machine.

LANDING

Lead light double glazed window to the rear. Access to the loft. Airing cupboard housing the hot water cylinder. Radiator.

MASTER BEDROOM

15' 5" x 12' 5" (4.7m x 3.8m) This good size room has a range of fitted wardrobes and bedside cabinets. Lead light double glazed bay window to the front. Door leads to the :-

EN SUITE

Low level wc twin vanity wash hand basins with cupboards under and a shower cubicle. Double glazed obscure lead light window to the side. Fully tiled to all visible walls. Inset ceiling spotlights. Heated towel rail.

BEDROOM TWO

13' 0" x 12' 1" (3.98m x 3.7m) Lead light double glazed window to the rear. Double radiator. Built in wardrobe.

BEDROOM THREE

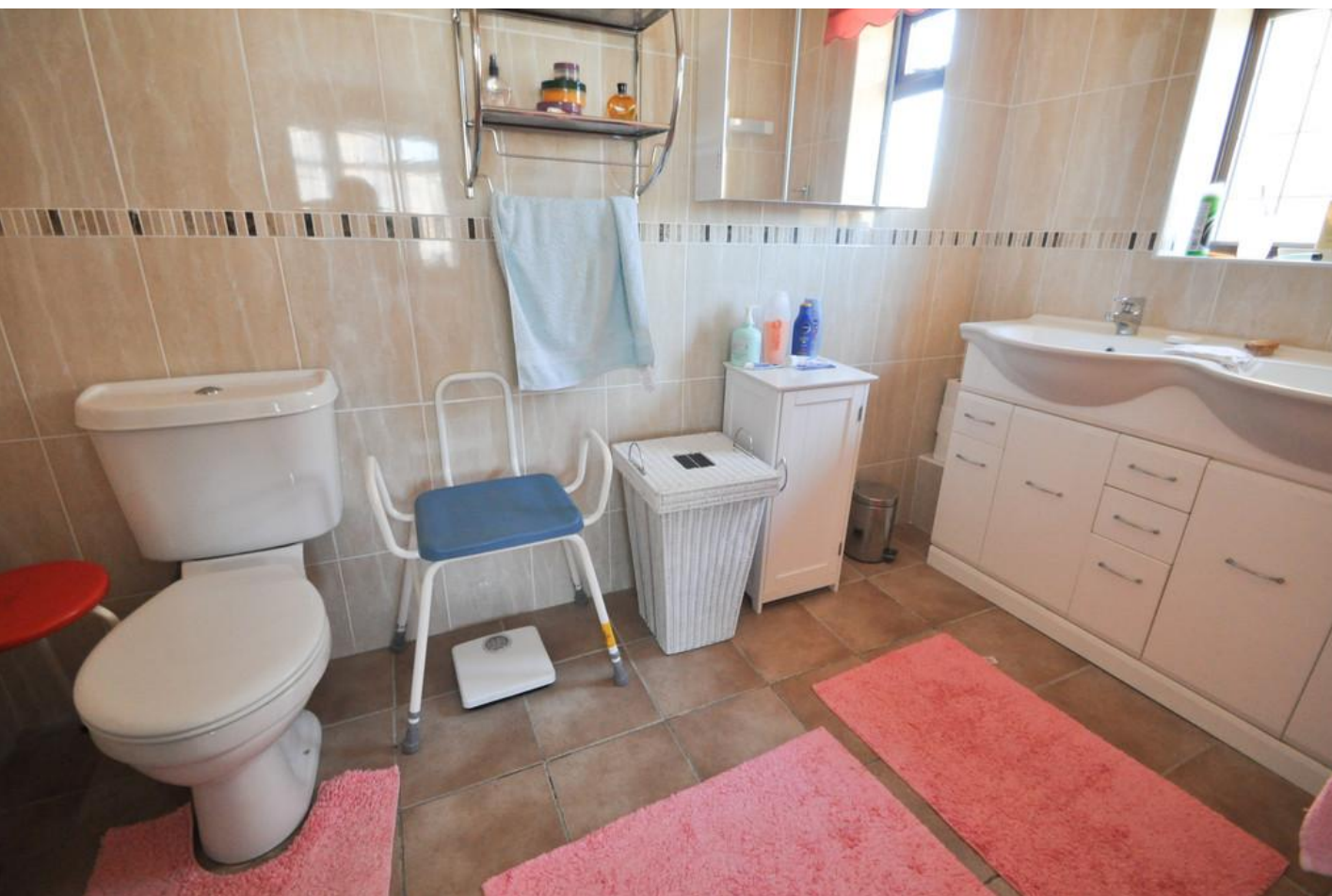
14' 5" x 10' 5" (4.4 maxm x 3.2m) Two lead light double glazed windows to the rear. Built in wardrobe.

BEDROOM FOUR

12' 9" x 9' 10" (3.9m x 3.0m) Lead light double glazed window to the front. Double radiator. Built in wardrobe.

BEDROOM FIVE/STUDY

9' 2" x 8' 2" (2.8m x 2.5m) Lead light double glazed window to the front. Radiator.



FAMILY BATHROOM

A good size room with a 4 piece suite comprising a low level wc bidet panelled bath with a mixer tap and shower attachment. Inset vanity wash hand basin with a cupboard under. Lead light double glazed obscure window to the side. Radiator. Inset ceiling spotlights.

DOUBLE GARAGE

With twin electrically operated up and over doors. Personal door to the side.

FRONT GARDEN

Corner plot neatly laid to lawn with established shrubs.

REAR GARDEN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
	G		