

**DEDMAN
GRAY**

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45 Kingsteignton, Shoeburyness

O.I.E.O. £760,000



We are pleased to have received instructions to offer for sale this four bedroom, four reception room, two bathroom extended detached Goldsworthy family home, sitting on a corner plot with double garage and off street parking and being offered with no onward chain. Situated on the very popular and desirable Bishopsteignton development, the property sits within the Bournes Green School Catchment area and is within easy walking distance to the C2C railway main line link to London Fenchurch Street. London Southend Airport is an approximate ten minutes' drive and the beach, seafront and local amenities are all within walking distance. Viewing of this property is highly recommended to appreciate the size and spaciousness of the accommodation on offer in this highly desirable location. Properties like this are rare to the

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended detached Goldsworthy family home
- Four bedrooms
- Four reception rooms
- Fitted Kitchen
- Utility room
- Positioned on a large corner plot
- Detached double width garage with parking
- Bournes Green catchment
- No onward chain

Entrance

Glazed entrance door and side light leading to

Porch

5' 7" x 4' 8" (1.70m x 1.42m)

Smooth plastered ceiling, tiled floor, one radiator with cover, coving, built in cupboard for housing hats, coats and shoes and further glazed door leading to;

Entrance Hall

12' 4" x 9' 4" (3.76m x 2.84m)

Large entrance hall with stairs leading to first floor and under stairs storage cupboard, dado rail, coving to smooth plastered ceiling

Lounge

17' 3" x 12' 4" (5.26m x 3.76m)

Double glazed lead light window to front and further smaller windows to side, feature fireplace, coving to smooth plastered ceiling, ceiling rose, one radiator

Dining Room

13' 2" x 12' 4" (4.01m x 3.76m)

Double glazed patio doors giving access to the rear lounge/diner, one radiator, coving to smooth plastered ceiling

Study

9' 7" x 8' 3" (2.92m x 2.51m)

Double glazed lead light window to front, one radiator, smooth plastered ceiling

Kitchen Area

11' 9" x 10' 6" (3.58m x 3.20m)

Good sized kitchen with a range of base and eye level units with concealed lighting, granite worktop with inset stainless steel sink unit with mixer taps, built in NEFF four ring gas hob with extractor fan above, built in separate NEFF oven, further recess for microwave, display cabinet to one wall, coving to smooth plastered ceiling with down lights.

Lounge/diner

30' 3" x 9' 7" (9.22m x 2.92m)

Lovely sized family room with double glazed windows over



Lounge/diner

30' 3" x 9' 7" (9.22m x 2.92m)

Lovely sized family room with double glazed windows over looking the rear garden, radiators and double glazed doors giving access to garden.

First Floor Landing

9' 6" x 7' 3" (2.9m x 2.21m)

Double glazed lead light window to side, one radiator, dado rail, coving to smooth plastered ceiling, loft hatch, large built in cupboard housing lagged copper cylinder.

Master bedroom

15' 2" x 12' 4" (4.62m x 3.76m)

Double glazed lead light window to front, one radiator, smooth plastered ceiling, fitted wardrobe to one wall and door to

En - suite shower room

7' 9" x 7' 1" (2.36m x 2.16m)

Obscure double glazed lead light window to front, walk in double shower, low flush WC, wash hand basin with mixer taps set into vanity, bidet with mixer taps, wall mounted towel rail, smooth plastered ceiling.

Bedroom 2 13' 6" x 12' 4" (4.11m x 3.76m)

Double glazed window to rear, one double radiator, wooden flooring, fitted wardrobes with matching desk and units, coving to smooth plastered ceiling with inset down lighters

Bedroom 3

9' 7" x 9' 6" (2.92m x 2.9m)

Double glazed lead light window to rear, one radiator, coving

Bedroom 4 9' 7" x 8' 4" (2.92m x 2.54m)

Double glazed lead light window to side, one radiator, smooth plastered ceiling

Bathroom 9' 7" x 8' 4" (2.92m x 2.54m)

Obscure double glazed window to rear, panelled bath with mixer taps and shower attachment, built in vanity unit with mixer taps and drawers beneath, low flush WC, shower cubicle, tiled floor, wall mounted towel rail, radiator, smooth plastered ceiling.





GARDEN

Lovely sized rear garden which is mainly laid to lawn with flower and shrub borders, crazy paved patio with decking to rear and summer house, side gate access, external tap and power and personal door to garage

GARAGE

Double Garage

Detached garage 15'9 x 17'1 with electric up and over door to front, power and lighting, smooth plastered ceiling, loft hatch for storage and personal door to garden

ON DRIVE

2 Parking Spaces

There is a hard standing area in front of the garage giving off street parking for 2 cars



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