

**DEDMAN
GRAY**

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17 New Garrison Road, Shoeburyness

£655,000



Development of four, 4-bedroom semi-detached executive new homes with integral garages, off street parking and lawned walled gardens. Ideally positioned on the sought after Garrison. The properties feature Bespoke shaker style kitchens with Aura Quartz worktops and integrated appliances from the Bosch 'Serie' range. There is underfloor heating to the ground floor with brushed limed oak floor coverings. To first floor there are 4 bedrooms, a luxury bathroom and ensuite to master which are both fully tiled with Porcelain co-ordinating tiles. The Shoeburyness Garrison is a unique area of national importance. Its history, archaeology and historic buildings, with adjacent beaches, parkland and nature reserves, make it a fascinating area to live in.

Council Tax band: F

Tenure: Freehold

- Prestigious 4 bedroom home
- Semi detached
- 10-year NHBC structural warranty
- Bespoke Loxely fitted kitchen
- Fitted with Bosch integral appliances
- En suite shower room to master bedroom
- PV Solar panels
- Underfloor heating to ground floor
- Historical sought after Garrison location

Entrance Hall

9' 8" x 7' 3" (2.95m x 2.21m)

Brushed limed oak UV oiled Engineered timber flooring, carpeted stairs to first floor, feature plaster cornice to smooth plastered ceiling with inset downlights, personal door giving access to garage, large walk in understairs cupboard with storage area and housing piping for underfloor heating, power point, Open Reach BT point, smooth plastered ceiling.

Cloakroom

5' 9" x 4' 7" (1.75m x 1.40m)

Concealed low flush wc, circular sink set on top of vanity unit with mixer tap, brush limed oak timber flooring, smooth plastered ceiling with downlights, extractor fan.

Lounge

16' 9" x 12' 3" (5.11m x 3.73m)

Double glazed bay window to front, further double glazed window to side, brushed limed oak engineered timber flooring, feature plaster cornice to smooth plastered ceiling with inset downlights, wall lights, underfloor heating control pad, wall cable management plate for TV.

Kitchen/Lounge/Diner

20' 3" x 21' 3" (6.17m x 6.48m)

Narrowing to 12'9". Bespoke kitchen fitted with Loxely shaker design in Taupe with a range of base and eye level units with soft closing doors and drawers, Aura quartz worktops with grooved drainer and Grohe stainless steel sink and Catris mixer tap with flexible spout and movable spray with breakfast bar to one side and three hanging pendant lights over, colour coordinated glass splashback, Bosch appliances comprising four ring induction hob with extractor hood above, oven, fridge/freezer, dishwasher, brushed limed oak flooring with underfloor heating, with wall mounted control pad, double glazed full length window to rear and bi-folding doors leading on to the rear garden, feature plastered cornice with smooth plastered ceiling with downlights.



First Floor Landing

Double glazed window to rear, smooth plastered ceiling with downlights, double radiator, newly fitted carpet.

Master Bedroom

11' 8" x 11' 1" (3.56m x 3.38m)

Double glazed window to rear, smooth plastered ceiling, double radiator, wall cable management plate for TV brushed stainless steel sockets with USB points, newly fitted carpet, door to:

En Suite Shower Room

6' 9" x 6' 4" (2.06m x 1.93m)

Obscure double glazed window to front, walk in shower cubicle with rainfall shower head, vanity wash hand basin with mixer taps, concealed low flush wc, chrome heated towel rail, wall mounted mirror with lighting and shaver point to side, smooth plastered ceiling with down lights and extractor fan, fully tiled with coordinating porcelain tiles.

Bedroom 2

15' 3" x 9' 9" (4.65m x 2.97m)

Double glazed window to front, further obscure double glazed window to side, wall cable management plate for TV., smooth plastered ceiling, double radiator, sockets with USB points, newly fitted carpet.

Bedroom 3

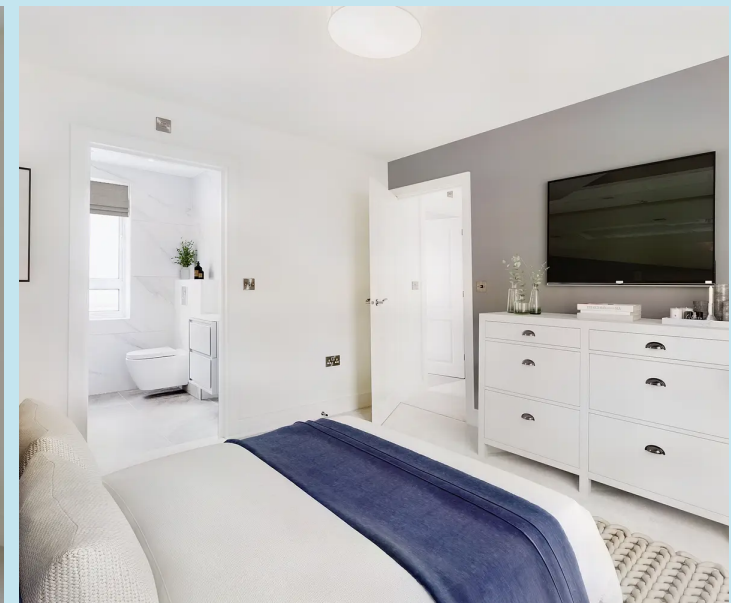
15' 3" x 8' 3" (4.65m x 2.51m)

Two double glazed windows to rear, double radiator, smooth plastered ceiling, loft hatch, newly fitted carpet, sockets with USB points.

Bedroom 4

11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to front, double radiator, smooth plastered ceiling, socket with USB points, newly fitted carpet.





Luxury Family Bathroom

8' 1" x 6' 4" (2.46m x 1.93m)

Obscure double glazed window to front, luxury suite comprising of large panelled bath with central controller and shower above, vanity wash hand basin with mixer taps, concealed low flush wc, wall mounted chrome towel rail, wall mounted mirror with lighting and shaver point to side, smooth plastered ceiling with downlights, fully tiled with coordinating porcelain tiles.

Garden

25' 0" x 37' 12" (7.62m x 11.58m)

Approached via a Sandstone patio area leading on to the lawned garden and planting along the rear wall, external tap to side, side gate access, further personal door leading to the garage.

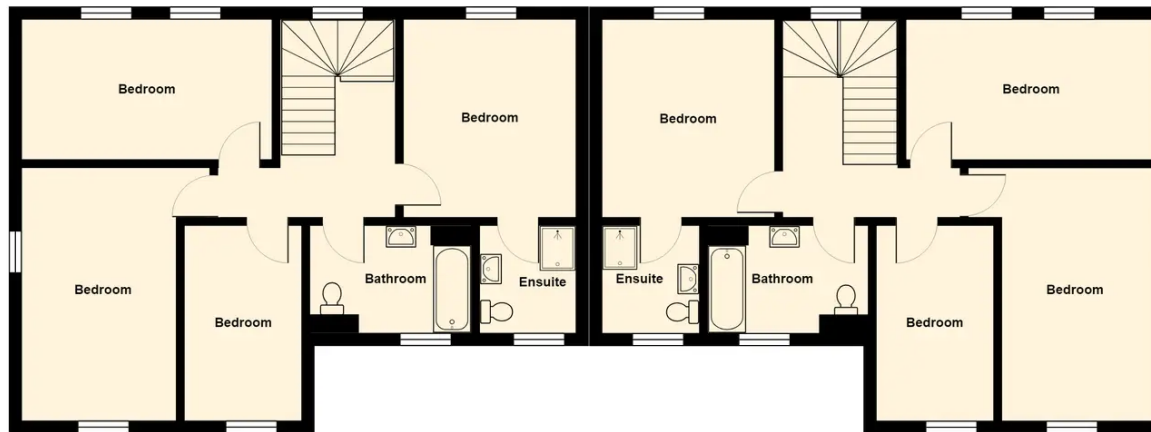
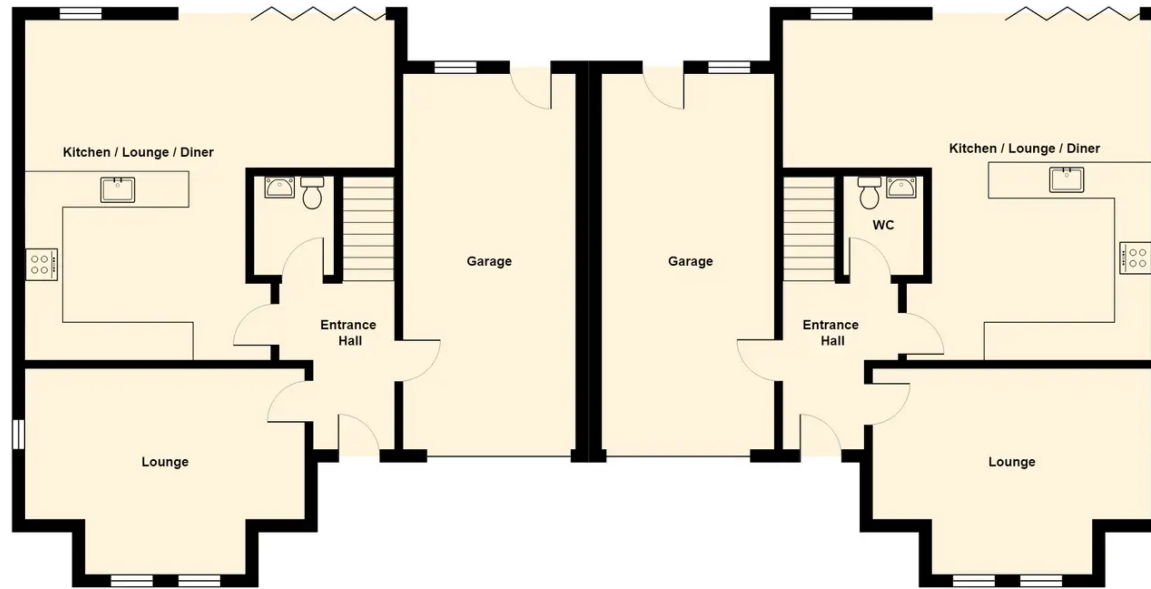
Garden

The front there is block paved footpaths with planting directly to the front. The remainder of the garden is laid to lawn. Driveway providing access to garage and off street parking.

GARAGE

Single Garage

Integral garage 21'4 x 10'4" with electric up and over door to front, wall mounted Vaillant boiler for hot water and gas central heating, smooth plastered ceiling, obscure double glazed window to rear, personal door giving access to rear garden.





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