

**DEDMAN
GRAY**

www.dedmangray.co.uk

Pentland Avenue, Shoeburyness

Freehold £395,000



Stunning 3-bed semi with open plan living, utility room, and west-facing garden. Perfect for families and entertaining, with off-road parking. Short walk from station and bus routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Stunning semi detached house
- Three bedrooms
- Open plan living/dining room/kitchen
- Utility room
- Luxury bathroom
- West facing rear garden approx 40'
- Off road parking for two vehicles
- Short walk to Station and bus routes

Entrance

Large entrance door leading to:

Entrance Hall

Wooden flooring, one radiator, obscure double glazed window to side, stairs to first floor, large mirrored door which leads to an upstairs cupboard which houses storage and houses gas and electric meter and shelving.

Open Plan Living/Dining Room/Kitchen

Overall measurement: 22'6 max x 17'3 max. Double glazed bay window to front, wooden flooring, one double radiator, storage cupboard, base level storage cupboards, smooth plastered ceiling with downlighters open plan to:

Kitchen/Diner

Double glazed sliding patio doors to rear, wooden floor, smooth plastered ceiling with downlighters, feature wall with mirror to remain and shelving, fitted kitchen with obscure double double glazed window to side, base level units with breakfast bar to one side and the other built in electric oven with 4 ring hob and extractor fan above, enamel sink unit with mixer taps inset to worktop, integrated dishwasher, wooden flooring, smooth plastered ceiling with down lighters and glazed door to:

Utility Room

6' 10" x 6' 5" (2.08m x 1.96m)

Double glazed window to rear overlooking the garden, circular stainless steel sink unit with mixer taps inset to work top, base and eye level units, recess for a fridge/freezer and plumbing for washing machine and dryer, wooden flooring and smooth plastered ceiling with downlighters

First Floor Landing

Obscure double glazed window to side, smooth plastered ceiling, wall mounted control switch, loft hatch with drop down ladder and is boarded.

Luxury Bathroom

Obscure double glazed window to side, panelled bath with mixer taps and rainfall shower over, floating vanity unit with mixer taps, low flush WC, tiled floor and walls, heated towel rail, smooth plastered ceiling with down lighters, wall mounted medicine cabinet, underfloor heating and control switch.

Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m)

Double glazed bay window to front, one double radiator, coving to smooth plastered ceiling.





Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to rear, wooden flooring, fitted wardrobes to one wall, smooth plastered ceiling with down lighters, two bespoke raised single beds with work station below and cupboard housing the wall mounted boiler for hot water and gas central heating, further shelving beneath.

Bedroom 3

8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed window to front, one radiator, smooth plastered ceiling The vendor currently uses this as a dressing room and has fitted wardrobe to one side.

Garden

The west facing rear garden measures approximately 40' and is accessed via the French doors from the Dining Area and Utility. There is a raised decked patio seating area from the dining area with steps leading to the remainder of the garden, which is mainly laid to lawn with shingle footpath and planted borders, further decked seating area to the rear, gated side access, exterior water tap and outside lighting.

Front Garden

The front garden provides off road parking for two vehicles via a dropped kerb.

OFF ROAD

1 Parking Space

Off road parking for two vehicles via dropped kerb.





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