

**DEDMAN
GRAY**

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76 Ilfracombe Road, Southend-On-Sea

In Excess of £475,000



Spacious 3 bed semi-detached house in sought-after location. 3 reception rooms, 2 bathrooms, fitted kitchen/breakfast room. Approx. 70' rear garden with patio area. Off-street parking for 2 vehicles. Close to amenities and transport links. Ideal family home.

- Semi detached house
- Three bedrooms
- Three reception rooms
- Two bathrooms
- Spacious family home
- Off street parking to front
- Fitted kitchen/breakfast room
- Close to local shops, schools and Southend East train station
- Approx 70' rear garden

Entrance

Secure multi-locking front door with decorative obscured glazed inset and side glazing opening directly into :

Reception Hall 17' 3" x 5' 8" (5.26m x 1.73m)

Spacious reception hall with stairs rising to the first floor accommodation. Understairs storage housing gas and electric meter, one radiator, smooth plastered ceiling with ceiling roses, wall mounted thermostat control switch.

Lounge 17' 2" x 13' 6" (5.23m x 4.11m)

Into bay. Double glazed bay window to front aspect. Feature fireplace with decorative hearth and surround, one radiator, textured ceiling.

Dining Room 13' 9" x 10' 5" (4.19m x 3.18m)

Space for a large family dining table. Two obscured double glazed windows to side, one radiator and open plan to:

Snug Room 10' 3" x 8' 9" (3.12m x 2.67m)

Window to rear, coving to textured ceiling, one radiator and door leading to:

Ground Floor Bathroom 11' 7" x 6' 11" (3.53m x 2.11m)

Obscured double glazed window to rear, suite comprises a panelled bath with shower above and screen, low level W.C. and pedestal wash hand basin. . Extractor fan. Wall mounted cupboard housing boiler. Full height airing cupboard storage.

Kitchen/Breakfast Room 12' 8" x 11' 9" (3.86m x 3.58m)

Double glazed window to rear overlooking the garden and door access, The kitchen area comprises a range of base and eye level units with stainless steel sink unit with mixer taps inset to worktop, Inset 4 ring hob with extractor fan above and separate fan assisted oven, recess for freestanding fridge-freezer, plumbing for washing machine. Integrated dishwasher. Space for a breakfast table, one radiator, Coving to textured ceiling.

First Floor Landing

Airing cupboard housing hot water cylinder. Loft access hatch, one radiator, picture rail and Doors lead to :





Bedroom 1 11' 5" x 11' 5" (5.31m x 3.48m)

Into bay. Double glazed bay window to front, one radiator.

Bedroom 2 13' 8" x 13' 6" (4.17m x 4.11m)

Narrowing to 10'4". Double glazed window to rear, one radiator, coving to smooth plastered ceiling.

Bedroom 3 9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to front, This room benefits from a built-in cupboard with shelf storage, one radiator, coving to textured ceiling.

Shower Room 9' 11" x 5' 1" (3.02m x 1.55m)

A double glazed windows to rear, shower cubicle with Mira shower, low flush W.C. and vanity wash hand basin set in large storage unit.

Rear Garden

The low maintenance rear garden is approx 70' in depth and commences with a small patio area. The remainder is mainly laid to lawn, side gate access to front.

Front Garden

Block paved frontage providing off street parking for two vehicles. Gated side access to rear.

Off Road

2 Parking Spaces

Block paved front providing off street parking for two vehicles.



Ground Floor
 Approximate Floor Area
 802.34 sq. ft
 (74.54 sq. m)



First Floor
 Approximate Floor Area
 573.07 sq. ft
 (53.24 sq. m)



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