



## North Shoebury, Guide Price £350,000 - £360,000, 4 Bed Family Home

Superb Four Bed Family Home over Three Levels. Spacious property with Separate Garage & Allocated Private Parking Space. Sought After Location Close to Local Amenities. Lovely Front and Rear Gardens. Lounge Opens to Superb Reception with High Vaulted Lantern Ceiling with Special UV Protection Glass \*

Council Tax Band: C    EPC Rating: C    Tenure: Freehold



Frobisher Way, Essex, SS3 8UT

FOUR BED FAMILY HOME OVER THREE LEVELS

SPACIOUS, \* EXTENDED \* PROPERTY

LOUNGE OPENS TO SUPERB RECEPTION / CONSERVATORY

CONSERVATORY WITH HIGH VAULTED LANTERN STYLE CEILING & SPECIAL UV SUN PROTECTION GLASS

CLOSE TO MANY LOCAL AMENITIES

5 MINUTES DRIVE TO THORPE BAY OR SHOEBURYNNESS TRAIN STATION

JOURNEY TIME TO LONDON FENCHURCH ST JUST 52 MINUTES DIRECT

SHORT DRIVE TO THE BEACHES, GOLF COURSES AND COUNTRY WALKS

LOW MAINTENANCE REAR GARDEN

GARAGE & PRIVATE PARKING (SEE PHOTOS)

Rooms:

Entrance Hall with UPVC Door to Front and Stairs to 1st Floor

13' 10" (4.21m)

Ground Floor Cloak / WC with Two Piece Suite, hand basin and wc

Lounge opens to Reception / Conservatory

13' 5" x 12' 4" (4.09m x 3.76m)

Reception / Conservatory with Superb High Vaulted Lantern Ceiling with Special Sun Protection Glass

13' 1" x 8' 8" (3.98m x 2.64m)

Fitted Kitchen with Multi Burner Hob

13' 10" x 7' 1" (4.21m x 2.16m)

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Energy Performance Rating: C

Council Tax Band: C

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

**First Floor Landing** with Stairs Leading to The Second Floor

13' 11" x 8' 8" (4.24m x 2.64m)

**Master Bedroom** with Double Glazed Window to Rear

13' 4" x 11' 9" (4.06m x 3.58m)

**Bedroom** with Double Glazed Window to Front

7' 8" x 7' 1" (2.34m x 2.16m)

**Modern Shower Room**

with Three Piece Suite and Vertical Chrome Towel / Radiator

7' 1" (2.16m)

**Second Floor Landing**

with Storage Cupboard and Loft Access Panel

**Bedroom** with Double Glazed Window to Rear

13' 5" x 9' 10" (4.09m x 2.99m)

**Bedroom** with Double Glazed Window to Front

12' max x 7' 1" (3.65m x 2.16m)

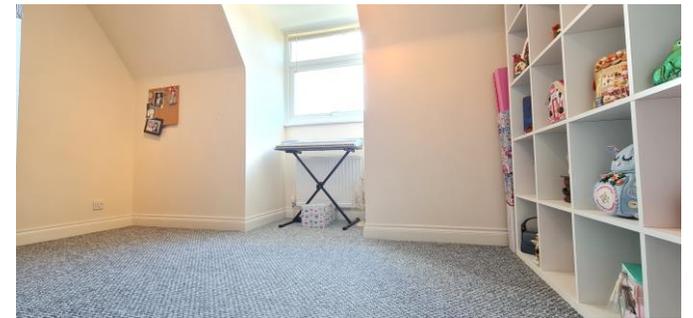
**Rear Garden,**

Low Maintenance, Gate Provides Rear Access and Leads to Garage and Parking Area

**Full Size Garage** to Side / Rear (see photos)

**Private Parking Space** to Side / Rear



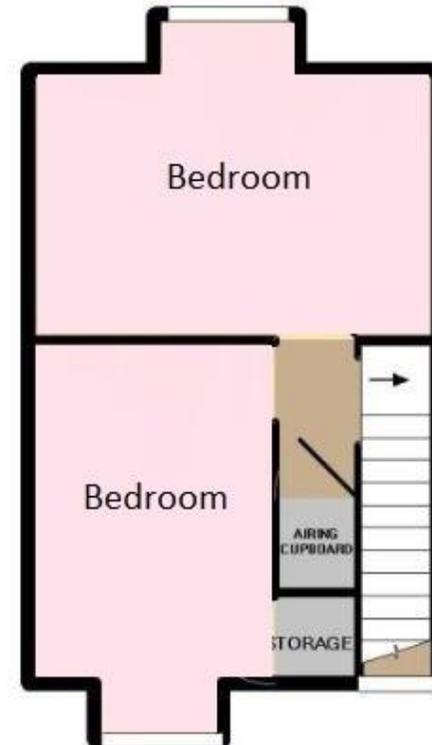




Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.