



6 Lodwick

# 6 Lodwick Shoeburyness Essex, SS3 9HW

Home Estate Agents are privileged with instructions to offer for sale this substantial six bedroom detached residence built in 2003 to an extremely high specification, providing spacious and well proportioned accommodation approaching approximately 5,000 square feet and commanding a prime corner plot in this highly desirable residential area with views to the rear over the estuary.

This outstanding Georgian style home is approached from an impressive portico entrance opening through to a stunning reception hall with a glass balustrade staircase leading to a feature galleried landing. The ground floor accommodation comprises a fabulous lounge, separate dining room, a contemporary furnished office and a super open plan living/kitchen fitted with an extensive range of bespoke units, appliances and granite tops. There is also a large utility room.

The first floor accommodation which is approached from the superb galleried landing includes five bedrooms two of which enjoy a 'Jack & Jill' en-suite shower room and there is also a principal bathroom. The master bedroom suite incorporates a dressing room, a superb en-suite bathroom and has access to a decked glass & steel balcony with views over the estuary. The top floor includes a particularly spacious sixth bedroom, shower room, study and playroom. This is a wonderful family home with high quality fittings



throughout and features including, high ceilings, underfloor heating to the first and second floors with individual thermostat controls, Cat 5 Network cabling and a 'Bang & Olufsen' multi room tv and sound solution system. Set in attractive contemporary landscaped gardens, ideal for entertaining, with generous off road parking and access via a herringbone driveway to an integral garage. Conveniently located for access to Thorpe Bay Broadway with an excellent range of shops, cafés and restaurants and ideal for commuters to the city with the station close at hand. Thorpe Bay's tennis, golf and yacht clubs are also nearby. Viewing highly recommended.

## Accommodation Comprises: Portico Entrance

Approached from imposing twin oak doors leading to an entrance vestibule with built in cupboards, twin glass panelled doors leading to:

## Reception Hall 30'0 x 9'8 > 16'2

Magnificent reception hall with a wonderful galleried landing approached from a feature glass balustrade staircase. Security alarm system control, thermostat, door entry system.

## Cloakroom/WC

Wall mounted wash hand basin, circular WC with contemporary cistern, Travertine tiling to floor and walls and down lights.

## Home Office 16'1 x 14'8

Fully fitted with central executive desk, a range of high gloss built-in furniture incorporating drawers, tall cupboard, shelves, wall mounted 'Loewe' TV, bay window to front, dimmer light control.



with granite worktops, feature breakfast peninsular with inset sinks, waste disposal unit and contemporary tap. Integrated appliances include 'Siemens' double oven, 'Neff' cooker range, tall freezer/ refrigerator, dishwasher, 'Miele' coffee maker. Down lights, air conditioning unit, inset ceiling speakers, sliding doors leading to patio and gardens.

**Utility Room** 12'4 x 7'6

Stainless steel cupboards and drawers, inset sink with pillar tap, tiling to floor and door to side, extractor, washing machine, tumble dryer and down lights.

**First Floor Landing** 27'8 x 18'8

Absolutely stunning galleried landing with glass balustrade, twin sash windows to front, down lights, ceiling speakers, linen cupboard, inner landing with glass balustrade staircase rising to top floor.

**Bedroom One** 18'10 x 15'7

Fabulous master bedroom suite with walk in dressing room, Bang & Olufsen TV, ceiling speakers, dimmer light control, air conditioning unit. French doors opening onto glass and sealed decked balcony with views over the estuary.

**Dressing Room** 10'7 x 7'7

Fitted with a range of wardrobes, drawers and cupboards, down lights, sliding doors to bedroom.

**En-Suite Bathroom** 13'7 x 6'8

A luxury en-suite bathroom with walk in wet area incorporating overhead and body showers, His and Hers circular sinks with



**Dining Room** 16'7 into bay x 14'10

Well proportioned room with bay window to side, ceiling speakers, double doors to reception hall and panelled and glazed doors leading through to:

**Lounge** 20' 0 x 19'3

A spacious and well proportioned room with wall mounted 'Bang & Olufsen' TV and sound system incorporating a variety of speakers, contemporary pebble fire, down lights, tall sliding doors leading to garden patio area.

**Living/Kitchen** 27'5 x 22'9

Fabulous open plan room with sitting area incorporating 'Bang & Olufsen' TV, extensive range of bespoke high quality kitchen units

contemporary pillar taps and bath with shower over, Travertine tiling to floors and walls, vertical radiator/towel rail, down lights, ceiling speaker, extractor.

**Bedroom Two** 17'0 x 10'3

Wardrobes, desk, built in beds and drawers, floating shelves, twin windows to the rear with estuary views, door with feature stainless steel porthole leading to:



**Jack and Jill En-Suite Shower Room** 12'8 x 5'1

Walk in shower cubicle, His and Hers feature circular sinks with pillar tap, WC, vertical radiator/towel rail, tiling to floor and walls, down lights.



**Bedroom Three** 19'9 Max x 10'5

Wardrobes, desk, built in beds and drawers, floating shelves, twin windows to the rear with estuary views, window to the side, down lighters, dimmer light control.

**Bedroom Four** 14'7 Max x 13'0

Treble sash windows to front and window to side, down lights, access to bathroom.

**Family Bathroom** 11'4 x 8'9

Feature oval bath, shower cubicle, wash hand basin with stainless steel links, wall mounted WC, window to side, vertical radiator, extractor, tiling to floor and walls.

**Bedroom Five** 15'3 x 13'10

Treble sash windows to front and window to side, built in bedroom furniture with wardrobes, bed, dressing table, down lights, dimmer light control.

**Second Floor Landing**

Roof light window, down lighters.

**Bedroom Six** 24'9 x 14'

A particularly spacious room with treble windows to the rear and views over the estuary, access to eaves storage space, radiator, wiring for TV, down lights.

**Playroom** 12'9 x 7'8

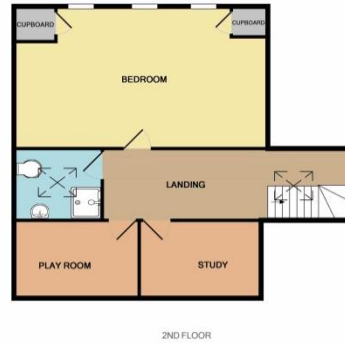
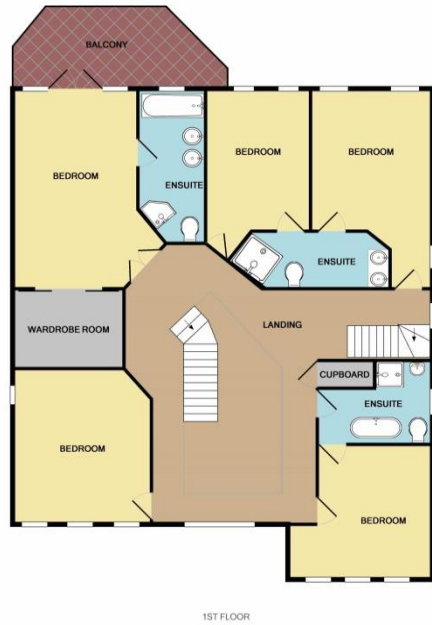
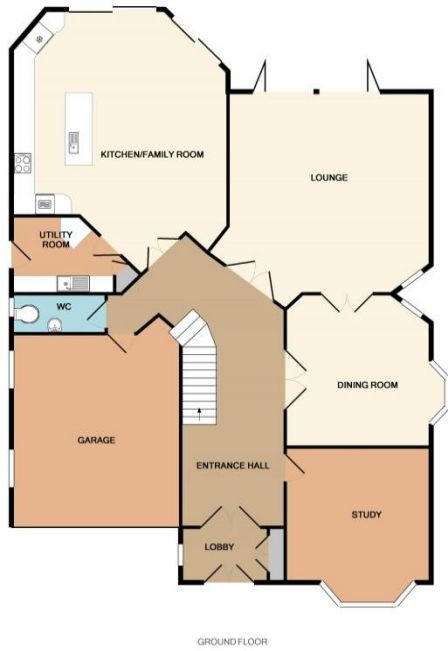
Down lights, radiator, dimmer light control.

**Study** 12'3 x 7'9

Radiator, down lights.







Guide Price: £1,250,000 Freehold

HOME - The Estate Agent of Thorpe Bay  
 127 The Broadway, Thorpe Bay, Essex SS1 3ES. Tel: 01702 588885

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		81	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		76	79
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.