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## **Woodmanhurst Road, Corringham Guide price £500,000**

Aspire Estate Agents are pleased to bring to the market this incredible, extended seven-bedroom, four-bathroom end-of-terrace house with a wraparound 50' rear garden and off-street parking for 3-4 vehicles. The property boasts spacious ground floor accommodation, including a large lounge that flows seamlessly into a generously sized kitchen/diner. There are two ground floor bedrooms, one with an ensuite, an additional ground floor shower room, and two first-floor bathrooms serving the five first-floor bedrooms.  
Guide Price: £500,000 - £550,000

Accommodation Includes:

Entrance via a uPVC double glazed door to:

PORCH: Features obscure double glazed windows to the front and side aspects. Door leading to:

LOUNGE: 17' 9" x 15' 1" (5.41m x 4.6m). Includes a skimmed ceiling with spotlight insets, a double glazed bay window to the front aspect, stairs to the first-floor accommodation with an understairs storage cupboard, a feature electric fireplace, a radiator, laminate flooring, and bi-fold doors to:

KITCHEN/DINER: 16' x 14' 2" (4.88m x 4.32m). Boasts a skimmed and vaulted ceiling with spotlight insets, double glazed Velux windows to the rear aspect, a double glazed window to the rear aspect, double glazed French style doors leading to the rear garden, a range of base and eye-level units with roll-edged working surfaces, an inset one-and-a-half stainless steel sink drainer, a built-in double oven, an integrated microwave, space for a fridge/freezer, an integrated dishwasher, a central island with a breakfast bar and an inset 4-ring electric hob, tiled splashbacks, a radiator, tiled flooring, and a door to:

INNER HALL: With a skimmed ceiling and doors leading to:

GROUND FLOOR BEDROOM ONE: 17' 7" reducing to 14' 3" x 11' 6" (5.36m > 4.34m x 3.51m). Features a skimmed ceiling, a double glazed window to the rear aspect, double glazed French style doors to the rear aspect, a radiator, laminate flooring, and a door to:

ENSUITE: 8' x 5' 9" (2.44m x 1.75m). Includes a skimmed ceiling with spotlight insets, an obscure double glazed window to the side aspect, a four-piece suite comprising a close coupled w/c, a hand wash basin with storage beneath, a panelled bath with shower attachment, a shower cubicle with an electric shower, an extractor fan, a heated towel rail, tiled walls, and tiled flooring.

GROUND FLOOR BEDROOM TWO: 11' 7" x 10' 10" (3.53m x 3.3m). Features a skimmed ceiling, a double glazed bay window to the front aspect, a radiator, and laminate flooring.

GROUND FLOOR SHOWER ROOM: 8' 1" x 5' (2.46m x 1.52m). Includes a skimmed ceiling with spotlight insets, an obscure double glazed window to the side aspect, a three-piece suite comprising a close coupled

w/c, a hand wash basin with storage beneath, a double shower cubicle with a mixer shower, an extractor fan, tiled walls, an airing cupboard with space and plumbing for a washing machine, and tiled flooring.

FIRST FLOOR LANDING: Features a skimmed ceiling with spotlight insets, loft access, a built-in storage cupboard, and doors leading to:

BEDROOM THREE: 11' 6" x 9' 8" (3.51m x 2.95m). Includes a skimmed ceiling, a double glazed window to the front aspect, fitted wardrobes, a radiator, and laminate flooring.

BEDROOM FOUR: 11' 6" x 8' 6" (3.51m x 2.59m). Features a skimmed ceiling, a double glazed window to the rear aspect, fitted wardrobes, a radiator, and laminate flooring.

BEDROOM FIVE: 12' x 8' 9" (3.66m x 2.67m). Includes a skimmed ceiling, a double glazed window to the front aspect, a radiator, and laminate flooring.

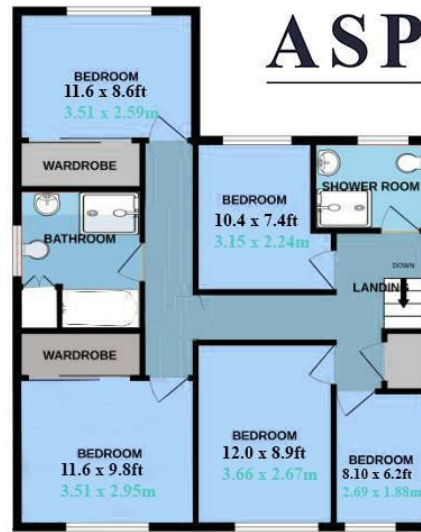
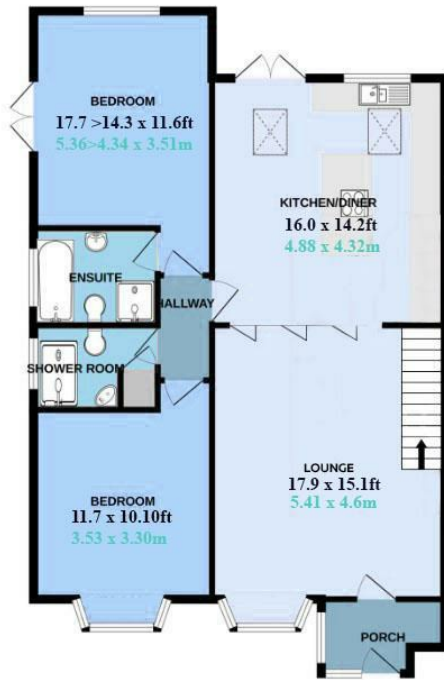
BEDROOM SIX: 10' 4" x 7' 4" (3.15m x 2.24m). Features an obscure double glazed window to the rear aspect, a radiator, and laminate flooring.

BEDROOM SEVEN: 8' 10" x 6' 2" (2.69m x 1.88m). Includes a double glazed window to the front aspect, a radiator, and laminate flooring.

BATHROOM: 8' 10" x 8' 2" (2.69m x 2.49m). Features a skimmed ceiling with spotlight insets, an obscure double glazed window to the side aspect, a four-piece suite comprising a close coupled w/c, a hand wash basin with storage beneath, a panelled bath, a double shower cubicle with a mixer shower, an extractor fan, a chrome heated towel rail, an airing cupboard housing a Mega-flow system, tiled walls, and tiled flooring.

SHOWER ROOM: 7' 6" x 5' 10" (2.29m x 1.78m). Includes a skimmed ceiling, an obscure double glazed window to the rear aspect, a three-piece suite comprising a close coupled w/c, a hand wash basin with storage beneath, a double shower cubicle with a mixer shower, tiled walls, and tiled flooring.

OUTSIDE OF PROPERTY: The front of the property features a large block paved driveway providing off-street parking for three to four vehicles. The rear garden is a wrap-around garden measuring approximately 50', commencing with a paved patio leading to an artificial lawn, a decking area, sleeper flower beds, stone shingle areas, a shed to remain, gated side access, and an outside tap.



**ASPIRE**  
ESTATE AGENTS

**Woodmanhurst Road  
Corringham**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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