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## Somerton Avenue, Westcliff-On-Sea £500,000

- DETACHED CHARACTER HOME
- STUNNING KITCHEN/DINER WITH ISLAND AND BI FOLDING DOORS
- GROUND FLOOR W/C
- UN OVER LOOKED LANDSCAPED REAR GARDEN
- EXCELLENT LOCAL AMINITIES
- FOUR BEDROOMS
- 25FT LOUNGE DINER
- MODERN FOUR PIECE BATHROOM
- AMPLE OFF STREET PARKING
- EASY ACCESS TO THE A127

**This stunning four bedroom detached character home situated in a highly sought after location close to all the local amenities to could want and offers a stunning 20ft modern kitchen/diner with central island, Bi Fold doors to the garden and vaulted ceiling, a 25 ft lounge/diner with feature fireplace, ground floor w/c, four bedrooms, a modern family four piece bathroom, stunning landscaped un overlooked rear garden and off ample off street parking.**

#### ENTRANCE

Character door with side window panes opening to the hallway.

#### HALLWAY

Antico luxury floor in a wood style with decorative tram lines, tall character ceilings, feature character radiator, stairs leading to the first floor with storage cupboard under, doors opening to

#### KITCHEN/DINER

20'10 x 15'7 max (6.35m x 4.75m max)

A stunning room comprising of a range of wall and base units in a shaker style with marble worktop and splash back, under mounted sink with stainless steel mixer tap and routed drainer, electric double oven, integrated fridge/freezer, integrated dishwasher, space for enclosed washing machine and tumble dryer, central kitchen island in matching shaker style unit and marble top with induction hob and space for bar stools, space for dining table, modern tiled flooring, vaulted smooth plastered ceiling, window to rear, Bi Folding doors opening to the rear garden, door to the lobby, double doors to the lounge/diner.

#### LOUNGE/DINER

25'9 x 11'2 max (7.85m x 3.40m max)

Double glazed bay window to front, tall character ceilings with decorative picture rail, chimney breast with feature fireplace, antico luxury wood effect flooring with decorative tram line, two radiators, double doors opening to the kitchen/diner, door opening to the hallway.

#### GROUND FLOOR W/C

A two piece suite comprising of a w/c and wall mounted hand wash basin.

#### LOBBY

Double glazed window to rear, double glazed window to side, carpet flooring, door opening to the ground floor bedroom four.

#### GROUND FLOOR BEDROOM FOUR

18'8 x 6'5 (5.69m x 1.96m)

Double glazed window to side, carpet flooring, smooth plastered ceiling.

#### LANDING

Stained glass window to side, carpet flooring, tall ceiling with loft access, doors opening to.

#### BEDROOM ONE

12'2 x 10'1 (3.71m x 3.07m)

Double glazed window to rear, stained glass window to side, white wash effect laminate flooring, tall ceiling, radiator.

#### BEDROOM TWO

11'3 x 10'7 (3.43m x 3.23m)

Double glazed bay window to front, walnut effect laminate flooring, tall ceiling, radiator.

#### BEDROOM THREE

8'1 x 6'5 (2.46m x 1.96m)

Double glazed bay window to front, walnut effect laminate flooring, tall ceiling, radiator.

#### FAMILY BATHROOM

8'10 x 6'10 max (2.69m x 2.08m max)

A four piece suite comprising of a bath with mixer tap, shower cubicle with stainless steel shower control and sliding door, custom vanity unit with marble top with inset mixer tap and under mounted hand wash basin, w/c, tiled floors and half walls, tall ceiling, obscure double glazed window to rear.

#### REAR GARDEN

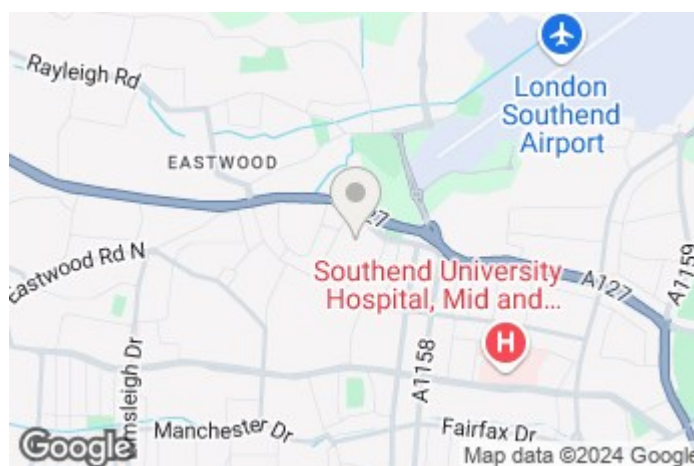
A stunning un-overlooked landscaped rear garden commencing with a paved patio area with feature Acer tree, decorative brick built wall opening to the lawn area with borders housing a variety of trees, shrubs and bushes, gated side access to the rear garden.

#### FRONTAGE

A driveway providing ample off street parking, curved borders with decorative shrubs, gated side access to the rear garden.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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) <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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



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