




Kirkham Road, Southend-On-Sea, Essex, SS2 6BY

3 bed semi detached house / Guide Price £385,000 / t. 01702 555888

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A beautifully presented bright and spacious **three bedroom** semi detached family home tucked away in this quiet turning on this extremely desirable development. Having large 'L' shaped lounge/diner open plan to luxury fitted kitchen with integrated appliances and ground floor w.c/utility room together with good size bedrooms, modern en-suite shower room to master and further three piece family bathroom suite. Outside there is a south facing rear garden landscaped to an excellent standard and parking for up to three vehicles via front and rear driveways.

Situated in this convenient location within close proximity to Priory Park, local supermarkets and the Saxon King restaurant whilst also being within easy reach of transport links via Prittlewell mainline station, major trunk roads and bus routes. Excellent local schools including the grammar schools are nearby whilst Southend Airport is also a short way away. Viewings advised.

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+
Stunning
Kitchen



Highlights

- / Beautifully Presented Three Bedroom Family Home**
- / Large Lounge/Diner Open Plan To Modern Kitchen**
- / Ground Floor W.C/Utility Room**
- / Goods Size Bedrooms**
- / Luxury En-Suite To Master Bedroom**
- / Modern Family Bathroom Suite**
- / South Facing Landscaped Rear Garden**
- / Off Street Parking For Three Vehicles Via Front And Rear Driveways**
- / Upvc Double Glazing Throughout**
- / Approximately 6 Years Old**
- / Highly Desirable Development**
- / Walking Distance To Priory Park, Saxon King Restaurant And Shops**
- / Excellent Transport Links Close By**
- / Local Schools Within Easy Reach**
- / Aldi Supermarket Nearby**
- / Quiet Turning**
- / Viewings Advised**

Attractive entrance door with double glazed window adjacent opening to:

Entrance Hall 16'3 x 6'9 \ Laminated flooring, radiator, power points, smooth plastered ceiling, carpeted stairs with timber balustrade leading to first floor accommodation, understairs storage cupboard, doors to accommodation off.

Lounge Open Plan To Kitchen/Diner 30'6 x 17'8 'L' Shaped Maximum Measurements \ Commencing with luxury fitted kitchen having stainless steel sink and drainer unit inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated electric oven, inset four ring gas hob with extractor above, integrated dishwasher, space and plumbing for washing machine, cupboard housing boiler, integrated fridge/freezer, laminate flooring, power points smooth plastered ceiling, upvc double glazed window to with made to measure shutters to remain. Open plan to the lounge and dining area having continuation of laminate flooring, two radiators, power points, T.V point, thermostat control, upvc double glazed window to rear with made to measure shutters to remain, upvc double glazed french doors providing pleasant outlook and access to rear garden.

Ground Floor W.C/Utility 6'2 x 4'8 \ Modern two piece suite comprising push button w.c, wall hung vanity wash basin with chrome mixer tap and tiled splashback, wood effect flooring, power points, radiator, smooth plastered ceiling.

Landing \ Fitted carpet, airing cupboard housing hot water cylinder, power points, loft access hatch, smooth plastered ceiling, doors to accommodation off.





Bedroom One 10'2 x 9'10 \ Upvc double glazed floor to ceiling window to front with made to measure shutters to remain, fitted carpet, power points, T.V point for wall mounted flat screen television, thermostat control, door to:

En-Suite Shower Room 7'10 x 4'8 \ Modern three piece suite comprising shower cubicle with shower over and tiled surround, vanity wash basin with chrome mixer tap, push button w.c, tiled effect vinyl flooring, radiator, extractor, smooth plastered ceiling.

Bedroom Two 11'5 x 9' \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered ceiling.

Bedroom Three 8'9 Max x 8'4 \ Upvc double glazed window to rear, fitted carpet, power points, radiator, smooth plastered ceiling.

Bathroom 7'2 x 5'7 \ Modern three piece family bathroom suite comprising panelled bath with chrome controls, shower over and fully tiled surround, wall hung vanity wash basin with chrome mixer tap, push button w.c, tiled effect vinyl flooring, extractor, smooth plastered ceiling, upvc obscure double glazed window to front, radiator.

Rear Garden \ The property benefits from a beautifully landscaped south facing rear garden. Commencing with area laid to slate patio which continues to side and rear providing excellent outside seating facility with central area laid to astro turf, screen panelled fencing to





borders, outside tap, outside lighting, ample exterior power points, timber shed with power connected, rear timber gate providing access to parking facility.

Parking \ Driveway to the rear of the property with parking for two vehicles whilst also having further parking space to front via block paved driveway.



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