

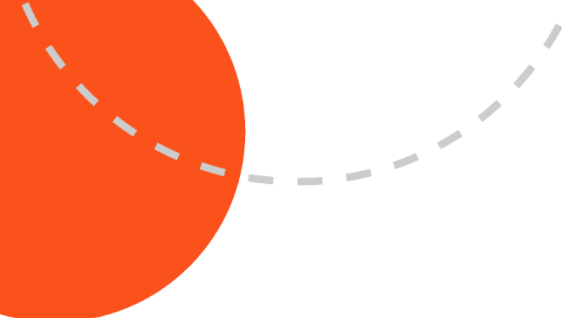


Nicholson Road, Thundersley, Essex, SS7 1RJ

4 bed terraced house / Guide Price £400,000 - £420,000 / t. 01702 555888

amos

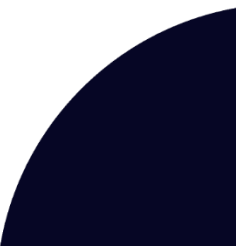




Welcome to this beautifully presented **four bedroom** family home, nestled in a quiet and sought after turning in Thundersley. Designed with both comfort and versatility in mind, this spacious residence offers an ideal layout for modern family living. The ground floor features two reception rooms, a stylish fitted kitchen and ground floor shower room. Upstairs, you'll find four well proportioned bedrooms and a sleek, modern family bathroom. Outside, enjoy a private, low-maintenance rear garden, thoughtfully landscaped for outdoor entertaining. Additional benefits include a garage and off street parking to the front.

Situated in this prime location within walking distance and the catchment of the highly regarded King John school whilst also having USP college, local woodland and Hadleigh Country Park a short distance away. Excellent transport links are close by, including local bus routes, major road connections, and Benfleet mainline station with direct services to London Fenchurch Street. Call now to book your viewing!

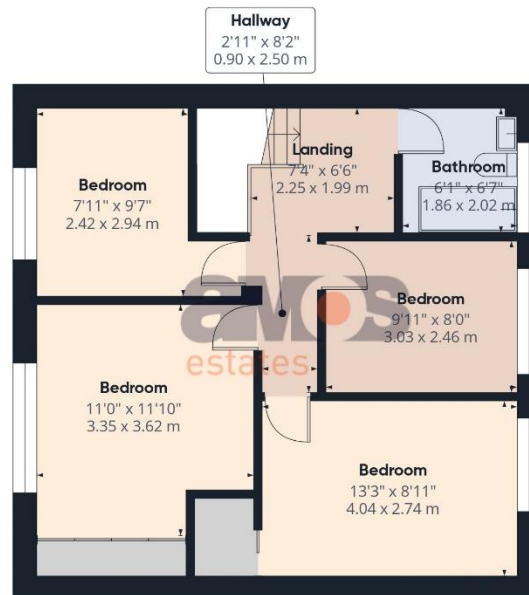
Find us on



A space to call home.



First Floor



Floor 1

amos
estates

Approximate total area⁽¹⁾

1287 ft²

119.4 m²

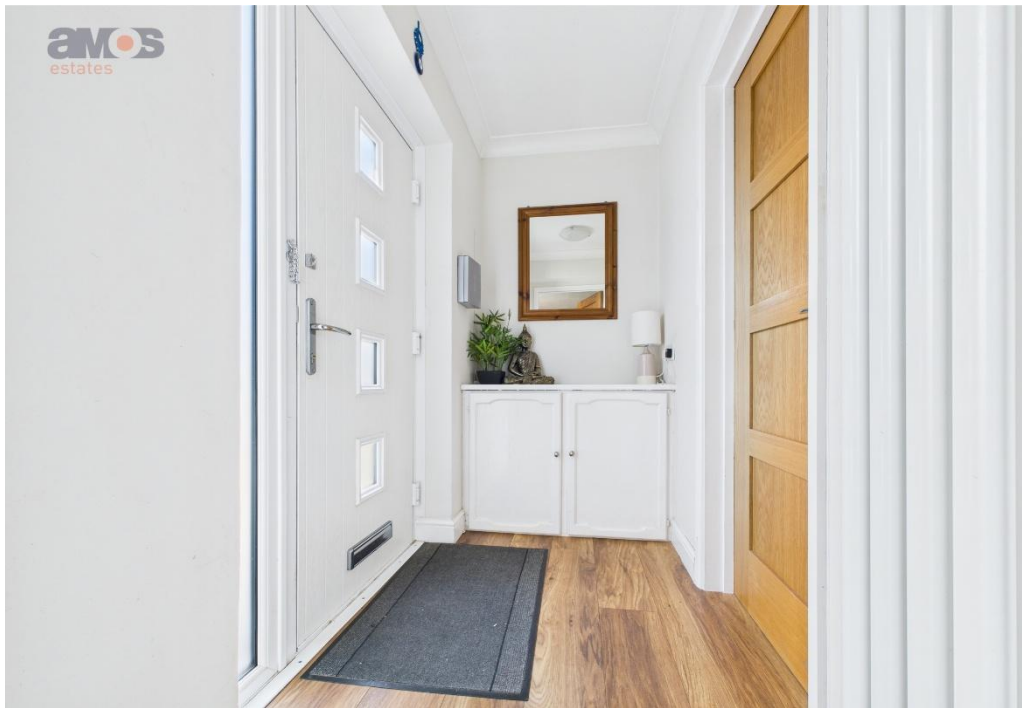
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Highlights

- / Deceptively Spacious Four Bedroom Family Home
- / Beautifully Presented Throughout
- / Two Reception Rooms
- / Luxury Fitted Kitchen
- / Ground Floor Shower Room
- / Good Size Bedrooms
- / Modern Family Bathroom Suite
- / Landscaped Low Maintenance Rear Garden
- / Garage & Off Street Parking
- / Gas Central Heating Via Combination Boiler
- / Quiet & Popular Turning Within Thundersley
- / King John School Catchment
- / Easy Reach Of Transport Links
- / Local Shops, Amenities & Supermarkets Nearby
- / Viewings Advised

Composite entrance door with upvc obscure double glazed window adjacent opening to:

Entrance Hall \ Laminate flooring, vertical radiator, power points, coved ceiling, cupboard housing gas meter, doors leading to garage and lounge.

Lounge 24'8 x 11'10 Reducing To 8'8 \ Upvc double glazed window to front, fitted carpet, two radiators, power points, T.V point, smooth plastered and coved ceiling, door leading to inner hallway and double doors opening to:

Dining Room 9'1 x 8'8 \ Upvc double glazed window to rear, radiator, laminate flooring, power points, USB charging points, smooth plastered and coved ceiling, Hive heating controls, open to:

Kitchen 13'6 x 9'10 \ Luxury fitted kitchen comprising one and a half bowl sink and drainer unit with extendable mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Neff double oven, inset Zanussi four ring electric hob with chimney style extractor above, integrated wine chiller, space and plumbing for concealed washing machine, space for tall fridge/freezer, under cupboard lighting, LED lighting to plinth, smooth plastered ceiling with inset spotlights, power points, laminate flooring, cupboard housing combination boiler, upvc double glazed sliding patio doors leading to garden.

Inner Hallway \ Fitted carpet, understairs storage cupboard, coved ceiling, carpeted stairs leading to first floor, door to:

Ground Floor Shower Room \ Modern three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, pedestal wash basin with chrome mixer tap, push button w.c, heated towel





radiator, tiled floor and walls, smooth plastered and coved ceiling, cupboard with shelving, obscure window to rear.

Landing \ Continuation of fitted carpet, power points, loft access hatch (we are advised is mostly boarded), doors to accommodation off.

Bedroom One 11'10 x 11' \ Upvc double glazed window to front, fitted carpet, power points, coved ceiling, radiator, range of attractive wardrobes with sliding doors.

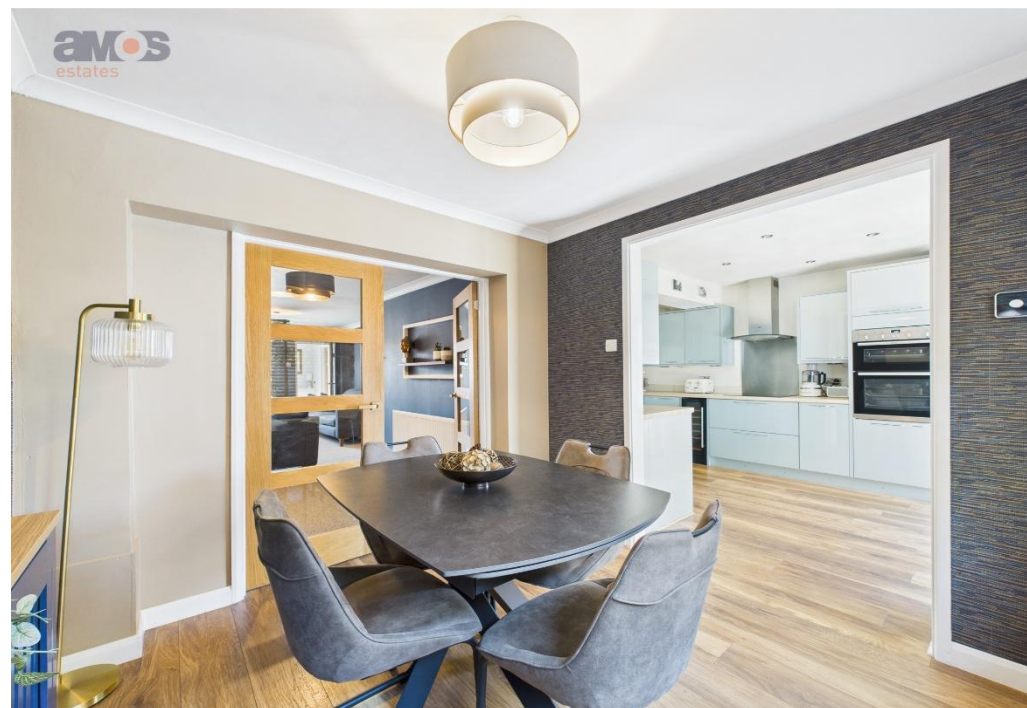
Bedroom Two 13'3 x 8'11 \ Upvc double glazed window to rear, fitted carpet, smooth plastered ceiling, radiator, power points, storage cupboard.

Bedroom Three 9'11 x 8' \ Upvc double glazed window to rear, laminate flooring, power points, radiator, coved ceiling.

Bedroom Four 9'7 x 7'11 \ Upvc double glazed window to front, fitted carpet, power points, USB charging points, radiator, coved ceiling.

Bathroom \ Modern three piece suite comprising free standing claw foot bath with chrome swan neck mixer tap and separate handheld attachment, push button w.c, vanity wash basin with chrome mixer tap and storage below, vinyl flooring, designer radiator, attractive panelling to walls, smooth plastered ceiling, upvc obscure double glazed window to rear.

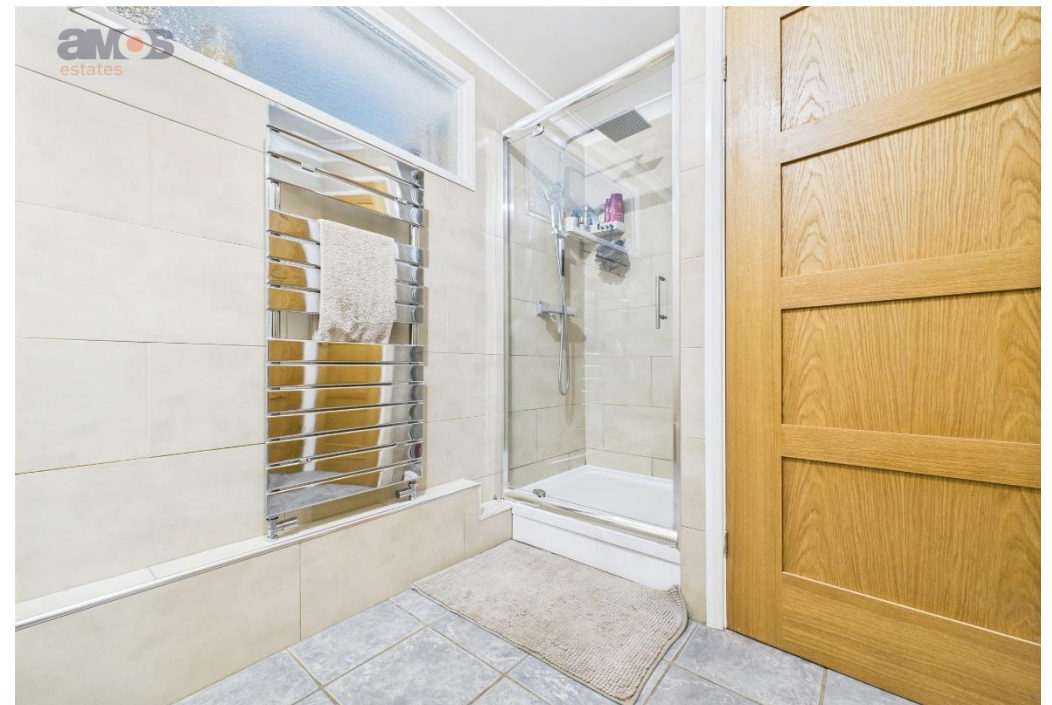
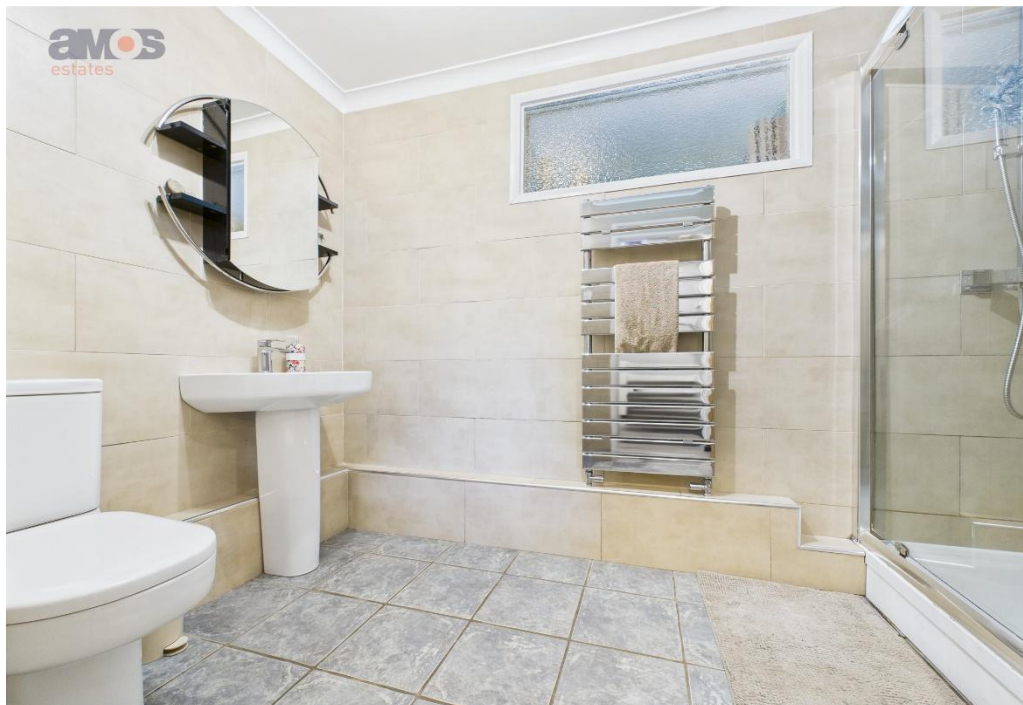
Rear Garden \ A lovely private and landscaped rear garden. Commencing with composite decking with two awnings providing outside seating facility whilst the remainder is laid to artificial turf with flowerbeds adjacent, fencing to borders, timber shed, outside tap, timber gate providing side access to front.





Garage 15'3 x 8'1 \ Remote control shutter door to front, personal door to and from hallway, power and light connected, wall mounted consumer unit.

Front Garden \ Concrete imprinted driveway providing off street parking.









PLEASE NOTE:-

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

Hadleigh Office: 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

Hockley Office: 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

amosstates.com

