



Barling Road, Barling Magna, Great Wakering, SS3 0NF

**Offers Over £525,000**

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ARE YOU LOOKING FOR A HOME TUCKED AWAY IN A QUIET VILLAGE WITH FANTASTIC COUNTRYSIDE VIEWS?

Turner Sales are delighted to showcase this three bedroom semi-detached property overlooking nothing but fields. Having been extended, this property offers fantastic spacious living internally and externally boasts an approximate 100ft rear garden with large garden lodge and off street parking to the front for up to five vehicles. To truly appreciate this property, please contact us for a viewing. The property is being offered with NO ONWARD CHAIN.

### Entrance

Storm porch to the front of the property with obscure double glazed door leading to...

### Hall

Obscure window to front, stairs leading to the first floor landing, laminate wood effect flooring, radiator and doors to accommodation.

### Lounge

14'6 (into bay) x 13'2 (4.42m (into bay) x 4.01m)  
UPVC Double glazed bay window to front looking out across farmlands, open fireplace with wooden surround and marble hearth, picture rail, coved ceiling, built-in storage cabinet, tv aerial point, radiator, carpet laid to floor.

### Ground Floor W/C

Fitted with a two piece suite comprising low level w/c and wash hand basin, tiled splash backs, obscure Upvc double glazed window to side, laminate wood effect flooring.

### Kitchen/Diner/Breakfast Room

19'2 x 15'2 (furthest points) (5.84m x 4.62m (furthest points))

The kitchen is fitted with matching country style wall and base units and complementary roll edge work surface that extends into a breakfast bar, inset one and a half bowl sink and drainer unit with a mixer tap, tiled splash backs, electric double oven and electric hob with extractor over, integrated fridge, space for a dishwasher, windows to rear, tiled flooring. The Dining area has windows and French doors leading to the conservatory, two radiators, coved ceiling and carpet laid to floor.

### Conservatory

18'2 x 9'4 (5.54m x 2.84m)

Double glazed windows and French doors leading to rear garden and additional uPVC double glazed window and front door opening to the driveway, there is also a utility area with a range of base level units, rolled edge work surface and inset one and a half bowl sink and drainer with tiled splashbacks, with space for a fridge/freezer and a dryer.







### First Floor Landing

Loft hatch to ceiling, laminate wood effect flooring, coved ceiling, doors to accommodation.

### Bedroom One

12'10 x 12'3 (3.91m x 3.73m)  
UPVC double glazed windows overlooking the rear garden, inset spotlights, radiator, carpet laid to floor.

### Bedroom Two

12'11 x 12'4 (3.94m x 3.76m)  
UPVC double glazed windows with panoramic views across the fields, radiator, carpet laid to floor.

### Bedroom Three

8'3 x 6'9 (2.51m x 2.06m)  
UPVC double glazed windows with panoramic views across the fields, heater, carpet laid to floor.

### Bathroom

6'4 x 6'0 (1.93m x 1.83m)  
Fitted with a three piece suite comprising panel bath with mixer tap, shower attachment and a glass screen, wash hand basin in vanity unit and low level W/C, tiled splashbacks, tiled flooring, double glazed window to rear, inset spotlights, radiator and tiled flooring.



### Rear Garden

Approximately measuring 100ft, commencing with a small paved area that continues with a path running along the side of the lawn with hedged borders, trees and shrubbery. There is a paved seating area with flower beds, summer house and a shed. With a fence to all boundaries.

### Garden Lodge

16'11 x 13'6 (5.16m x 4.11m)  
Formally a detached garage that is now being used as a Garden Lodge with two sets of French doors and full length windows to the front leading to decked area and the garden, additional window and side door, power and lighting, door to a rear workshop room with fitted wall and base level units and worktops.

### Workshop

16'11 x 8'1 (5.16m x 2.46m)

### Driveway

Approximately 40ft - A shingled driveway providing off street parking for multiple cars with steps up to the front door and access to the side leading to the conservatory.

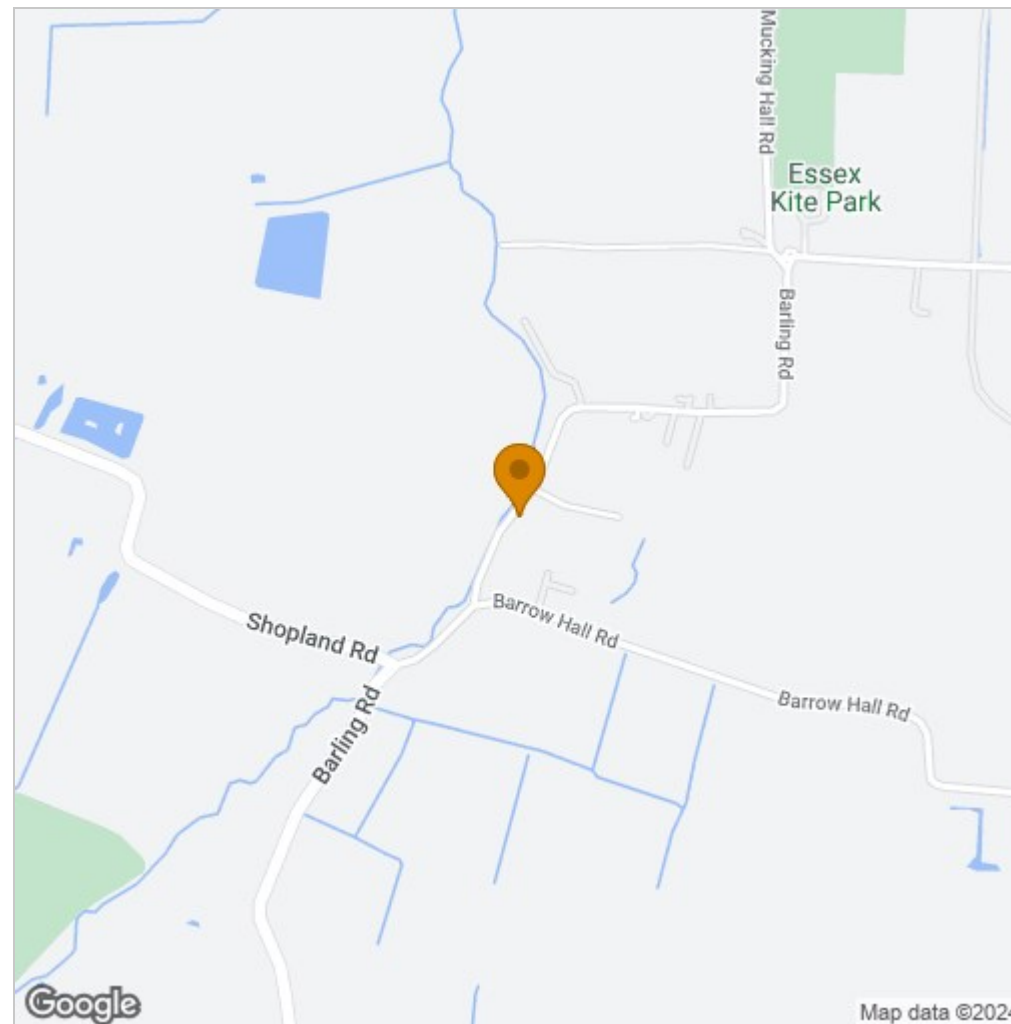




## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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