



Bear Estate Agents are delighted to bring to the market this attractive and extended house which is located on the popular Earls Hall development. The property enjoys multiple living areas to the ground floor along with a picturesque garden measuring 80ft in length and a independent driveway to the front for two cars. \*\* Guide Price £460,000-£480,000 \*\*

- Attractive & Traditional Family Home
- 80ft West Facing Garden
- Conservatory/Utility Room & Guest w.c
- Kitchen/Breakfast Room
- Earls Hall Catchment
- Three Bedrooms
- Garage & Independent Driveway
- Three Reception Rooms
- Large Family Bathroom/w.c
- Close to All Major Amenities

## Parkstone Drive

Southend-on-Sea

**£460,000**

Price Guide



# Parkstone Drive



The accommodation comprises: Entrance hallway, two large reception rooms, spacious kitchen/breakfast room with access onto a conservatory/utility room, guest w/c, further reception/hobby room. To the first floor there are three bedrooms and a large modern four piece family bathroom.

The property further benefits from double glazed windows, gas central heating, a beautifully maintained and manicured garden measuring 80ft in length along with an independent driveway with parking for two cars.

Parkstone Drive is a highly sought after residential location which provides easy access to great schools, major train links, iconic parks and the seafront. Southend City Centre is also within easy reach.

## Frontage

An independent block paved driveway provides parking for two cars with a pretty dwarf brick wall boundary and mature shrubs.

## Entrance Hallway

15'8 x 5'4

Feature Composite entrance door leads into the entrance hallway, high ceiling, obscured double glazed lead light window to the front aspect, quality wood flooring, stairs to the first floor with under stairs storage cupboard, doors to:

## Formal Dining Room

15'3 x 11'1

High Ceilings with decorative ceiling rose, double glazed bay window to the front aspect, quality wood effect flooring, double radiator, feature fireplace with quality stone and half decorative wood around, inset storage shelving with cupboards under.

## Living Room

22'4 x 9'9-9'4

High ceiling with feature decorative ceiling rose, two radiators, stunning gas fireplace with granite half and marble effects around, arch access leads onto the sitting area.

## Sitting Area

Double glazed window to the side aspect, double glazed sliding doors onto the rear overlooking and leading out onto the garden.

## Kitchen/Breakfast Room

13'5 x 9'7

Smooth ceiling, double glazed window to the rear aspect, obscured double glazed door leading onto the conservatory, tiling to walls and floors. A modern kitchen comprises a range of quality base and wall level storage units, complemented with rolled edge worktops, inset one and a quarter bowl sink unit with mixer tap, feature five ring Neff gas hob with extractor hood above, built in Neff double oven, space for a dishwasher, integral space for a microwave, double radiator, feature curved breakfast bar, personal door to the garage.

## Conservatory/Utility Room

13'7 x 7'2

Double glazed windows and french doors that lead onto and overlook the garden, quality vinyl flooring, power points. Roll edge worktops with space under for various utility appliances, storage cupboards with inset draws, feature exposed brick wall, doors to:

## Guest w.c

Double glazed window to the side aspect, tiling to floor. A modern white suite comprises of a w.c, sink unit with mixer tap and splashback tiling, radiator.

## Reception Room/Hobby Room

9'8 x 8'2

Double glazed window to the side aspect overlooking the garden, double radiator, power points, this room offers multiple different uses including a potential fourth bedroom.

## First Floor Landing

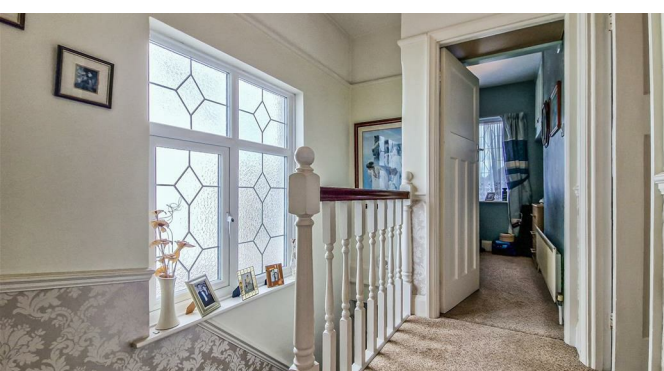
6'9 x 6'6

Smooth ceiling, loft access, the loft has retractable ladder and vast amounts of space with potential to create a further bedroom (stpp), obscure double glazed window to the side aspect, doors to:

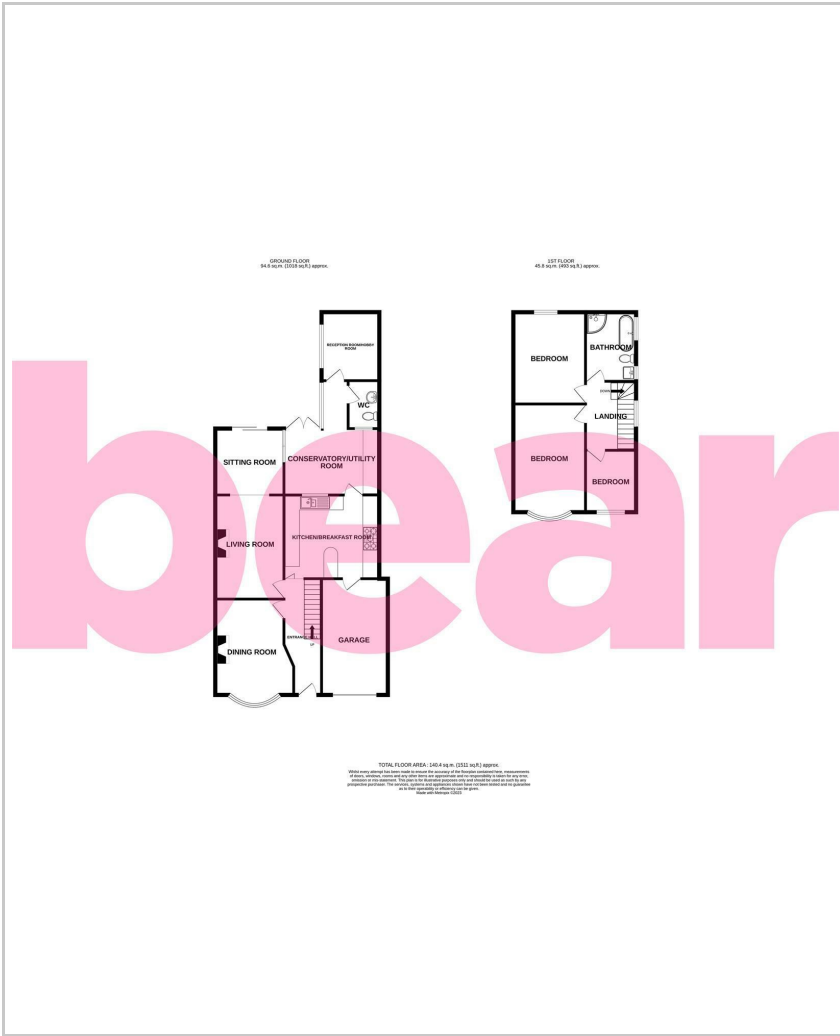
## Bedroom One

15'3 x 10'6

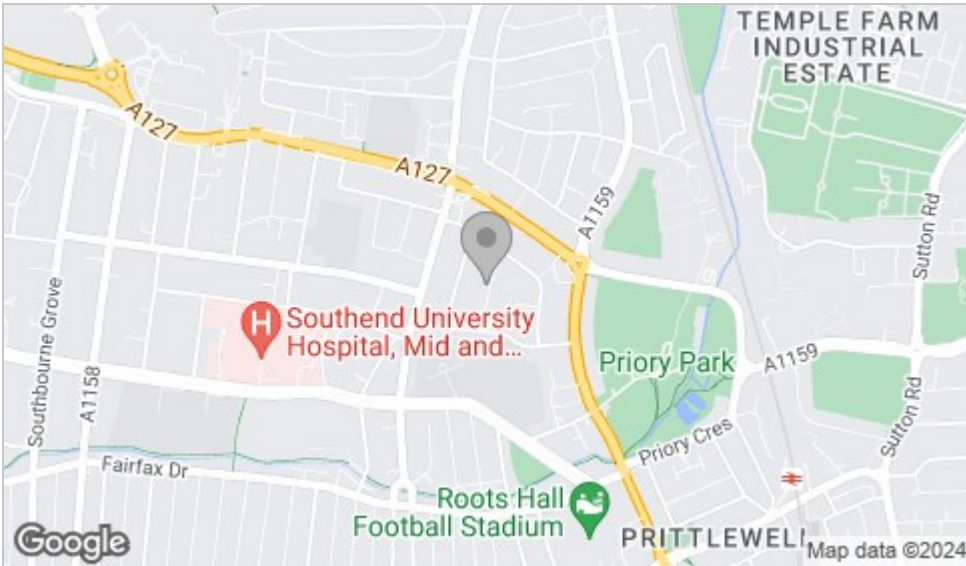
Feature double glazed lead light bay window to the front aspect, radiator, full width range of built in quality wardrobes with overhead storage.



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

