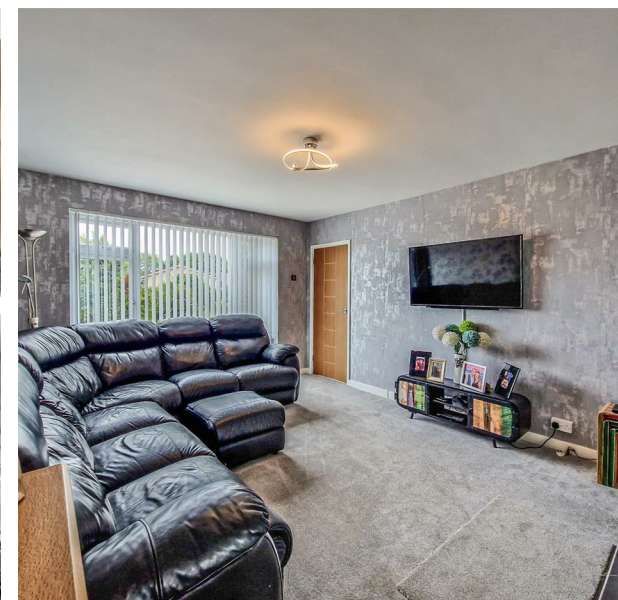


37 Gunners Road, Shoeburyness, Essex, SS3 9SB
Price Guide £470,000

bear
Estate Agents



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Price Guide £470,000

Council Tax Band: D

**** EASY ACCESS TO MAJOR C2C RAIL LINKS & SEA GLIMPSES TO THE FRONT - GUIDE PRICE £470,000-£485,000 **** Bear Estate Agents are delighted to bring to the market this fantastic three double bedroom detached house located in the heart of Shoeburyness. The property has been dramatically improved in recent years to provide three reception rooms of which there is a gorgeous sun lounge extension with feature glass lantern roof. There is also a stunning shower room/w.c and generous size garden measuring 60 feet in length and ample parking to the front.

The accommodation comprises: Inviting reception hallway, three wonderful size reception areas including a gorgeous kitchen/diner and bespoke sun lounge extension with feature glass lantern roof. To the first floor there are three generous size double bedrooms and an ultra contemporary shower room/w.c. Further benefits include double glazed windows throughout, gas central heating, a feature wood burner which is located between the living room and kitchen diner. There is also a beautiful landscaped garden measuring some 60 feet with access to a studio room and w.c. To the front there is a generous size driveway with parking for three cars with access to the garage.

Gunners Road is an idyllic location and would suit clients looking to downsize of young families. The property is located within a short walk of Shoeburyness mainline railway station serving London's Fenchurch Street line, award winning blue flag beaches and good local schools including the renown Shoebury High.

Frontage

Off street parking for several vehicles. Direct access to garage. Planted front border with decorative railings. Side gate gives access to storage passage.

Garage

Up and over door. Power and lighting. Courtesy door to garden.

Entrance

Composite multi lock front door with glazed inserts and obscure glazed side windows opens into :

Reception Hallway

14'5 x 8'4

A spacious hall with stairs rising to the first floor accommodation. Recessed under stairs storage area. Doors open to :

Living Room

13'10 x 12'3

Large, full height window to front aspect. Stunning inset wood burner which can be enjoyed from the living room and kitchen/diner. Open access onto:

Luxury Kitchen/Diner

21'2" x 10'9"

The kitchen comprises a bespoke range of high gloss base and eye level units that are complimented by the square edge work surfaces with inset sink and mixer tap. Inset hob with extractor canopy and glass splashback. Integrated double oven. Space for a free standing fridge-freezer. Space and plumbing for washing machine and tumble dryer. Breakfast bar peninsular. Window to rear aspect. Space for a family dining table or additional seating areas.

Bespoke Sun Lounge

12'10" x 11'1"

A glazed room built on a dwarf brick wall. Double doors and a single door to the opposite side both open directly onto the rear garden; perfect for entertaining. Stunning glass lantern roof.

First Floor Landing

Obscure glazed window to side aspect on half landing. Loft access hatch. Doors lead to :

Bedroom One

13'9" x 12'5"

Window to front aspect. with sea glimpses Built in contemporary double wardrobe.

Bedroom Two

12'4" x 9'8"

Window to rear aspect. Built in double wardrobe.

Bedroom Three

10'10" x 8'5"

Window to front aspect again with sea glimpses. Single storage cupboard.

Stunning Shower Room/w.c

9'2" x 8'3"

A fully tiled, luxury shower room comprising of a double width walk-in shower with glass partition, low level W.C with concealed cistern set in a vanity storage unit with wash hand basin. Feature radiator. Full height airing cupboard. Obscure glazed window to rear aspect.





Landscaped Rear Garden

The beautiful rear garden measures some 60 feet in length and commences from the back of the property with slate shingle beds and two seating areas, one to each side. Retained by sleepers, the remainder is laid mostly to lawn and is complimented by the raised planted borders and some established trees and shrubs. At the back of the garden there is a large entertaining space laid out ahead of the timber sun room; perfect for enjoying views over the garden. There is a courtesy door allowing direct access to the garage. A further door gives access to :

Utility Room/WC

9'0" x 5'4"

An internal door leads to a W.C. and there is a wash hand basin.

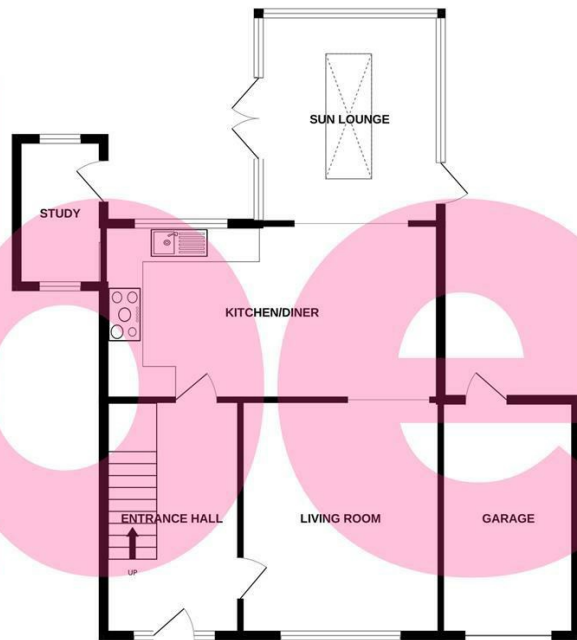


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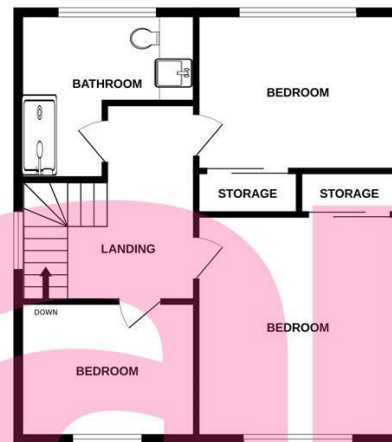
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GROUND FLOOR
 76.8 sq.m. (826 sq.ft.) approx.



1ST FLOOR
 56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA: 133.1 sq.m. (1432 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	