



\* £375,000 - £400,000 \* Three bedroom detached family home in Great Wakering, surrounded by the picturesque Essex Countryside. Boasts open plan living accommodation, a sizeable rear garden which backs onto open fields, a garage and off-street parking.

- Detached Family Home
- Good-Sized Kitchen
- Two Piece Bathroom and a WC
- Off-Street Parking
- Double Glazing
- Open Plan Lounge/Diner
- Three Well-Proportioned Bedrooms
- Extensive Rear Garden Backing onto Open Fields
- Garage
- Gas Central Heating

## Mariners Court

Great Wakering

**£375,000**

Price Guide





# Mariners Court



Bear Estate Agents are excited to welcome to the market, this detached family home which benefits from having access to off-street parking and a garage. Internally, the ground floor accommodates a large open plan 'L' shaped lounge/diner which has access to storage space and a fitted kitchen. Three well-proportioned bedrooms are located on the first floor, along with a two piece bathroom and a WC. An extensive, unoverlooked laid to lawn garden is situated to the rear and backs onto open fields.

Mariners Court is a peaceful and well-situated road in Great Wakering, offering the perfect blend of countryside charm and modern convenience. Surrounded by the picturesque Essex countryside, this location provides a tranquil setting while remaining close to essential amenities. Residents benefit from well-regarded schools nearby, making it an excellent choice for families. Additionally, convenient bus connections ensure easy access to surrounding areas, adding to the appeal of this desirable location.

## Three Bedroom Detached House

### Entrance Hall

### Lounge/Diner

14'10" x 10'0" x 11'0" x 10'7"

### Kitchen

12'7" x 9'6"

### Landing

### Bedroom One

14'4" x 13'10"

### Bedroom Two

13'5" x 8'9"

### Bedroom Three

10'2" x 8'7"

### Bathroom

### WC

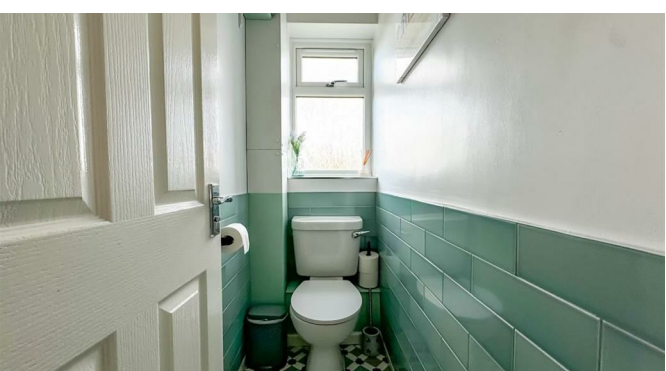
### Garden

### Garage

19'8" x 8'2"

### Off-Street Parking







GROUND FLOOR  
54.1 sq.m. (582 sq ft.) approx.

1ST FLOOR  
40.8 sq.m. (438 sq ft.) approx.

The floor plan consists of two parts: a Ground Floor and a 1st Floor. The Ground Floor is on the left and includes a Garage, a Kitchen, a Dining Area, and a Lounge. The 1st Floor is on the right and includes three Bedrooms, a Bathroom, and a WC. A large 'b2ar' watermark is visible across the center of the plan.

**GROUND FLOOR**  
54.1 sq.m. (582 sq ft.) approx.

**1ST FLOOR**  
40.8 sq.m. (438 sq ft.) approx.

**TOTAL FLOOR AREA: 94.9 sq.m. (1022 sq ft.) approx.**

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The agents, Messrs. B2AR, accept no liability for any loss and consequences arising from the use of this plan.


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## A map of the Great Wakering area. The map shows a network of roads including High St, Shoebury Rd, and Poynters Ln. A green location pin with a white flower icon is placed near Poynters Ln, labeled 'Tree Fella'. Another grey location pin is placed further north on Shoebury Rd. The map includes a Google logo in the bottom left and 'Map data ©2025' in the bottom right.

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.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>			
<b>England &amp; Wales</b> Environmental Impact (CO <sub>2</sub> ) Rating		EU Directive 2002/91/EC	
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	