

2 Bedroom Semi Detached For Sale - **£450,000**

Petworth Gardens Southend-On-Sea SS2 4TG



KEY FEATURES

- Two Double Bedrooms
- Modern Shower Room
- Additional W/C
- Located in the Highly Sought After Wick Estate
- Double Glazing and Central Heating
- Thriving Rear Garden
- Bright Conservatory
- Sheltered Garage Access
- Off Street Parking
- No Onward Chain

Description

Breathtaking Two Bedroom Bungalow! We are proud to present this charmingly illuminated, two bedroom home onto the market with no onward chain! Envidable for its ample off street parking with sheltered garage access as well as its magnificent conservatory overlooking the thriving rear garden, this property boasts excellent upkeep by the current owners. Located in the highly sought after Wick Estate, this property is complete with a modern shower room and additional W/C as well as a strikingly modern kitchen, including a breakfast bar! Early viewing is advised!

Accommodation

Entrance Hallway

Accessed via a composite front door with decorative glass panels, you enter the entrance lobby finished with carpet flooring and a fitted radiator. Added benefits of this space include two built in storage cupboards as well as loft access. There are doors leading to both bedrooms, shower room, additional W/C, kitchen and open plan lounge diner.

Bedroom One 14' 5" x 14' 1" (4.39m x 4.29m)

Accessed via the entrance hallway, you are guided into a double bedroom featuring a large bay window to the front elevation of the property, allowing ambient glimpses of the blossoming front garden. With added benefits such as two fitted radiators and fitted wardrobe units, this sizable bedroom is finished with carpeted flooring and painted walls.

Bedroom Two 11' 10" x 9' 11" (3.60m x 3.02m)

Accessed via the entrance hallway is a second double bedroom. Currently used as a study, this room boasts a window to the side elevation of the property, allowing ample natural light in. With added benefits such as a fitted radiator and fitted wardrobe units, this room is complete with carpeted flooring.

W/C 2' 8" x 5' 6" (0.81m x 1.68m)

Accessed via the entrance hallway is an additional W/C. Complete with a low level W/C and wall mounted sink paired with a vanity unit, this suite boasts complete splashback wall tiling as well as tiled flooring. Additional benefits include an obscured window to the side elevation of the property as well as fitted storage cupboards, benefiting from a wall mounted mirror.

Shower Room 5' 6" x 9' 0" (1.68m x 2.74m)

Accessed via the entrance hallway, there is a spacious shower room, This suite is comprised of a double shower with a secured shower screen, a wall mounted sink with vanity unit and low level W/C. Adapted for ease of use, the shower is has remote operation. Finished with splashback tiled walls, recessed spot lighting and wooden effect flooring, added benefits of this suite include a wall mounted storage unit housing a mirror, a fitted, heated, towel rail as well as an obscured window to the side elevation of the property.

Kitchen 10' 11" x 14' 1" (3.32m x 4.29m)

Towards the end of the entrance hallway, there is a bright kitchen. Comprised of both eye level and low level units which house amenities such as an electric hob, inset oven, sink and extractor fan. Within the low level units, there is an integrated washing machine as well as an integrated dishwasher and tumble drier. Featuring an added breakfast bar, mornings are made scenic with the radiant glimpses of the garden coming from the window towards the rear elevation of the property. To the side elevation, there is a double glazed door leading to the sheltered side access, connecting the driveway and the garage. Finished with tiled flooring, splashback wall tiling and painted walls.

Lounge Diner 20' 3" x 12' 10" (6.17m x 3.91m)

Accessed via the hallway, there is a spaciouly open plan lounge diner boasting ample natural light from both the conservatory towards the rear as well as a bay window towards the front elevation of the property. Finished with carpeted flooring and two fitted radiators, this space boasts the added benefit of direct access to the rear conservatory.

Conservatory

Accessed via sliding French doors, you are welcomed into the stunning conservatory, glowing with natural light. Featuring a glass paneled ceiling with an overhead fan, this space is finished with tiled flooring and a fitted radiator. Towards the side, there are double doors that lead out into the rear garden.

Rear Garden

Accessed via the kitchen and conservatory, there is a good sized landscaped rear garden that is mainly laid to lawn with well looked after mature flower beds tracing the outskirts. Towards the rear of the garden is a stone patio seating area and path leading back to the property. Envidable for its under the lawn sprinkler system and outdoor lighting, this garden is perfect for a moment in nature or for hosting family and friends.

Garage

Located in the garden, with access to the front of the property via a sheltered and secure driveway, there is a sizable, brick build garage. With both power access as well as ample lighting, this space benefits from built in storage cupboards as well as additional shelves.

Off Street Parking

Towards the side elevation of the property, there is a driveway that stretches down the side of the property with sheltered and secured access to the detached garage as well as boasting security lighting.





Floorplan



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **D**
 EPC rating for this property is: **D**
 Tenure of the property is: **Freehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.