

4 Bedroom Detached For Sale - **Offers in the Region Of £460,000**

**Raphael Drive Shoeburyness Southend-On-Sea SS3 9UR**



## KEY FEATURES

- **Four Double Bedrooms**
- **Additional Downstairs W/C**
- **Modern Kitchen**
- **Tastefully Decorated Bathroom & Ensuite Shower Room**
- **Open Plan Kitchen Diner**
- **Large Garden**
- **In a Popular School Catchment Area**
- **Garage and Off Street Parking**
- **Immaculate Decorative Order**
- **A Short Drive From Shops, Schools, C2C Train Station and East Beach**

## Description

Immaculately Presented, Four Bedroom Detached Family Home! Envidable for its prime location, near to schools, shops, Shoebury train station as well as East Beach, this tastefully decorated home boasts the added benefits of off street parking as well as garage access. Overflowing with natural light, the open plan, modern kitchen diner flows into the large plot of garden to the rear making this the perfect home for precious moments with family or hosting with friends! Early viewing is advised to fully take in this breathtaking property!

## Accommodation

### Entrance Hallway

Accessed via a uPVC front door is the entrance hallway. Finished with wood effect flooring and painted walls, this space features a window to the side elevation of the property, a fitted radiator with a radiator cover, a decorative picture rail and a coved ceiling. With doors leading to the downstairs W/C, kitchen and lounge, this space includes a rising staircase that guides you to the first floor.

### Downstairs W/C 5' 9" x 2' 4" (1.75m x 0.71m)

Accessed via the entrance hallway, there is an additional downstairs W/C. Comprised of a combined W/C and sink unit, this space is complete with a heated towel rail as well as a window towards the front elevation of the property. Finished with splashback wall tiling and wood effect flooring.

### Lounge 14' 11" x 11' 1" (4.54m x 3.38m)

Accessed via the entrance hallway, you are welcomed to the lounge. Finished with wood effect flooring, painted walls and a coved ceiling, this space benefits from a fitted radiator as well as a bay window towards the front elevation of the property that allows plentiful natural light.

### Kitchen 8' 10" x 14' 2" (2.69m x 4.31m)

At the end of the entrance hallway, there is a spectacularly modern kitchen. Comprised of both eye level and low level units, this space boasts integrated amenities for a clean finish. Complete with black tiled flooring, splashback wall tiling and recessed spot lighting, this space benefits from a window towards the rear elevation of the property, overlooking the rear garden, as well as access to the garden via a glass paneled uPVC door.

### Dining & Breakfast Room 21' 5" x 9' 8" (6.52m x 2.94m)

Adjacent to the kitchen, there is an open plan diner and breakfast room. Finished with wood effect flooring, painted walls and a coved ceiling, this space boasts ample natural light from the French doors that lead out onto the stone patio of the garden. With the added benefit of a fitted radiator, this open space is the perfect place for hosting family and friends.

### First Floor Landing

From the rising staircase, there is the first floor landing which provides access to all bedrooms and the family bathroom. Finished with wood effect flooring and painted walls.

### Bedroom One 14' 2" x 8' 8" (4.31m x 2.64m)

Accessed via the first floor landing, there is the master bedroom. This space is finished with wood effect flooring, decorative wallpapered walls and a coved ceiling. Added benefits include ample space for storage, a fitted radiator and a window towards the front elevation of the property.

### Bedroom Two 7' 1" x 14' 6" (2.16m x 4.42m)

Accessed via the first floor landing, there is the second bedroom. With a large window towards the front elevation of the property, this bright room boasts a modern en-suite shower room as well as a built in storage unit. Finished with wood effect flooring and a coved ceiling.

### En-Suite 3' 9" x 5' 5" (1.14m x 1.65m)

In the second bedroom, there is access via a glass door to a modern and tastefully decorated shower room. Comprised of a low level W/C, a wall mounted sink and walk in shower. With the added benefits of a fitted extractor, a heated towel rail, splashback wall tiling, recessed spot lighting and marble effect flooring.

### Bedroom Three 13' 2" x 8' 2" (4.01m x 2.49m)

Accessed via the first floor landing, there is a third bedroom. Finished with wood effect flooring, painted walls and a coved ceiling, this space has the added benefits of a window towards the rear elevation of the property as well as a fitted radiator.

### Bedroom Four 9' 7" x 9' 2" (2.92m x 2.79m)

Accessed via the first floor landing, there is a fourth bedroom. Finished with wood effect flooring and painted walls, this space has the added benefit of a window towards the rear elevation of the property as well as a fitted radiator.

### Off Street Parking

Towards the front elevation of the property, there is a driveway which provides parking for two vehicles.

### Rear Garden 44' 6" x 34' 5" (13.55m x 10.48m)

Accessed via the open plan kitchen diner, there is a good sized rear garden. With a portion boasting a stone patio, the remainder of the garden is mainly laid to lawn.

### Garage 16' 0" x 9' 0" (4.87m x 2.74m)

Integrated garage, accessed via an up and over panelled door (approximate dimensions only)







## 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>	TBC	TBC
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**If Leasehold**, the remaining lease term is approximately: years.

For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



## 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.