



5 Castleton Road

5 Castleton Road Southchurch Essex SS2 4UD

Home in Thorpe Bay are delighted to bring to the market with no onward chain this cleverly altered and fully refurbished family residence with four double bedrooms, multiple bathrooms and a self-contained office/gym. The property is located in a convenient position on the ever-popular Wick Estate providing easy access to major C2C rail links, quality local schools, seafront and the iconic Southchurch Park.

The accommodation comprises: - spacious entrance hallway, luxury shower room/w.c, living room with open access onto a feature conservatory with reflective glass roof and a wonderful kitchen/breakfast/family room in excess of 29' with brand new fitted kitchen and appliances with access onto the garden. To the first floor there are four generously proportioned double bedrooms along with a brand new four-piece family bathroom/w.c. Further benefits include: - new gas central heating system via a combination boiler, low maintenance and good-sized west facing garden with access to a self-contained office/gym and to the front there is parking for four cars.



Accommodation Comprises:

Feature composite crystal glass square panelled entrance door. Two double glazed side windows. Leads to:-

Entrance Hall 13'5" x 12'11"

Smooth ceiling. Quality wood effect flooring. Double radiator. Stairs to first floor with large understairs storage cupboard. Doors to:-

Shower Room/W.C 7'4" x 4'3"

Smooth ceiling with inset downlighters with extractor fan. Luxury tiling to wall and floor area. A newly installed white suite comprises a w.c, sink unit with mixer tap and large walk-in tiled shower enclosure with stunning waterfall style shower with an assortment of mixer taps and further retractable shower. Chrome heated towel rail.

Triple Aspect Kitchen/Breakfast Room 29'9" x 9'3"

Coving to smooth ceiling with inset downlighters. Double glazed window to the front aspect. Double glazed French doors leading onto the rear garden. Quality wood effect laminate flooring. Further double glazed window to the side aspect. Double glazed door to the side aspect. Double radiator. Feature brick block tiling to walls. The newly installed kitchen comprises a quality array of high gloss base and wall level storage units complimented with feature walnut worktop. Inset sink unit with mixer tap. Four ring electric hob with built in oven and extractor fan over. Integrated washing machine and dishwasher. Space for an American style fridge freezer. Wall mounted enclosed combination boiler.



Living Room 14'4 x 13'5

Coving to smooth ceiling. Quality wood effect flooring. Radiator. Open access onto the conservatory.

Conservatory 15'1 x 8'11

Quality double glazed construction with solar reflective glass. Double glazed door to the side aspect. Quality wood effect flooring. Double radiator. Ample power points. Measuring 24'9 combined length into Living Room.

First Floor Landing

Loft access. Smooth ceiling. Doors to:-

Bedroom One 14'6 x 11'11

Coving to smooth ceiling. Large double glazed window to the rear aspect looking onto the garden. Quality wood effect flooring. Radiator. Large built-in wardrobe with double doors and further storage above. Additional built in wardrobe with double doors and storage above.



Bedroom Two 13'4 x 9'4

Coving to smooth ceiling. Double glazed window to the front aspect. Radiator. Quality wood effect flooring. TV and telephone points. Built in wardrobes with double doors and further storage above.

Bedroom Three 10'11 x 10'2

Smooth ceiling. Double glazed window to the rear aspect looking onto the garden. Quality wood effect flooring. Radiator.

Bedroom Four 9'3 x 9'3

Coving to smooth ceiling. Double glazed window to the front aspect. Radiator. Quality wood effect flooring.

Family Bathroom/w.c 8'11 x 5'8

Smooth ceiling with extractor fan. Obscure double glazed window to the side aspect. Stunning tiling to floor and wall areas. The newly installed suite comprises a w.c, sink unit with mixer tap and storage cupboards and drawers under, panelled bath with mixer tap and walk-in tiled shower enclosure with feature waterfall style shower and an array of mixer taps and retractable shower head.

Exterior

West Facing Rear Garden

The garden measures some 50 feet in length and is mainly laid to block paving hard standing with a raised decking area to the rear. The remainder is mainly laid to lawn with fencing to boundaries. Side access. Access to self-contained office/gym.

Self-Contained Office/Gym 17'1 x 8'8

(Was the original garage and can be converted back if required). Double glazed doors with side panelled windows providing access. Smooth ceiling with multiple inset downlighters. Double glazed window to the side aspect. Quality laminate effect wood flooring. Multiple power points with USB ports.

Frontage

An independent driveway provides parking for up to four cars.

Agents Note

All windows throughout the house and the garden office are brand new along with a brand new consumer board.





The floor plan shows a house with the following layout:


- CONSERVATORY:** Located at the top of the plan, featuring a bay window.
- LOUNGE:** A large light-yellow room adjacent to the conservatory.
- DINING ROOM:** A large light-yellow room on the right side of the plan, containing a tall grey refrigerator.
- KITCHEN:** A large light-yellow room at the bottom right, containing a tall grey refrigerator.
- ENTRANCE HALL:** A central brown hallway connecting the lounge, dining room, kitchen, and shower room.
- STORAGE:** A small grey room located between the lounge and the entrance hall.
- SHOWER ROOM:** A light-blue room at the bottom left, containing a white bathtub.
- BEDROOMS:** Two bedrooms are located at the bottom of the plan, each with a white bed and a grey wardrobe.
- BATHROOM:** A small white room located between the two bedrooms.
- Stairs:** A staircase with white steps is located near the entrance hall, with an arrow pointing "UP".


This floor plan shows a 4-bedroom house with a central landing. The layout includes:

- Bedrooms:** Four bedrooms, each measuring 11'0" x 11'0", are located around the central landing. Two are on the left and two are on the right.
- Bathroom:** A bathroom measuring 5'0" x 7'0" is located on the right side of the landing, featuring a bathtub, toilet, and shower.
- Landing:** A central landing area measuring 10'0" x 10'0" provides access to the bedrooms, bathroom, and stairs.
- Stairs:** A staircase with a "DOWN" arrow indicates access to a lower level.
- Wardrobes:** There are four wardrobes, each measuring 4'0" x 6'0", located in the bedrooms.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		59	78
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		54	76
England & Wales EU Directive 2002/91/EC 			

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