



Kempsters

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ESTATE AGENTS

Broad Lodge Southend Road
Corringham Stanford-Le-Hope SS17 8HW



Offers in excess of
£580,000

This spacious and attractive four double bedrooomed detached home is situated in a great location and offers flexible, well planned accommodation throughout. Features include a lovely fitted kitchen/breakfast room with integrated Neff appliances, bright lounge, dining room, two ground floor bedrooms, both with with en suites, two first floor bedrooms, first floor bathroom, sunny west facing rear garden 48' x 50' plus in-out driveway offering ample off road parking.



- Lovely Fitted Kitchen/Breakfast Room 18'2 x 11'5>10'4 With Integrated Neff Appliances
- Lounge 18'6 x 12'3
- Dining Room 12'10 x 12'3
- Ground Floor Bedroom One 12'8 (into wardrobes) With En Suite
- Ground Floor Bedroom Four 17'11 x 8'10 With En Suite
- Flexibility To Create Annex Style Accommodation Internally As Bedroom Four Adjoins The Dining Room
- Two First Floor Double Bedrooms And First Floor Bathroom
- Sunny West Facing Rear Garden 48' x 50'
- In-Out Driveway Providing Off Road Parking For Four Vehicles
- Popular Location Within Easy Walking Distance Of Shops And Schools



ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, three large built-in storage cupboards, one currently housing the tumble dryer, radiator, power points, parquet flooring.

GROUND FLOOR CLOAKROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

LOUNGE

18'6 x 12'3 (5.49m'1.83m x 3.66m'0.91m)

Double glazed windows to front and side, coved and smooth plastered ceiling, feature electric 'living flame' fire fitted into the chimney breast, radiator, power points, laminate floor.

DINING ROOM

12'10 x 12'3 (3.66m'3.05m x 3.66m'0.91m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, LVT flooring.

KITCHEN/BREAKFAST ROOM

18'2 x 11'5 reducing to 10'4 (5.49m'0.61m x 3.35m'1.52m reducing to 3.05m'1.22m)

Double glazed window to side, double glazed bi-fold doors lead to rear garden, smooth plastered ceiling with inset spotlights, extensive range of fitted units with contrasting quartz work surfaces, inset 'Franke' single drainer sink unit, island with integrated induction hob, 'pop up' extractor, breakfast bar and ample storage, range of integrated 'Neff' appliances which include a microwave combi, hide and slide oven, full height fridge, full height freezer, dishwasher and washing machine, radiator, power points, tiled floor.

BEDROOM ONE

12'8 (into wardrobes) x 11'11 (3.66m'2.44m (into wardrobes) x 3.35m'3.35m)

Double glazed window to rear, coved and smooth plastered ceiling, extensive range of fitted wardrobes with matching bedside cabinets and dressing unit, radiator, power points, fitted carpet.



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EN SUITE

7'5 x 5'9 (2.13m'1.52m x 1.52m'2.74m)

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

BEDROOM FOUR

17'11 x 8'10 (5.18m'3.35m x 2.44m'3.05m)

Double glazed windows to front and side, opaque double glazed door to side, coved and smooth plastered ceiling, radiator, power points, laminate floor.

EN SUITE

Opaque double glazed window to rear, coved and smooth plastered ceiling, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, tiled floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, access through to large eaves storage area which could provide potential for a fifth bedroom or en suite (subject to planning permission), radiator, fitted carpet.



BEDROOM TWO

14'9" x 10'9" (4.27m'x2.74m x 3.05m'x2.74m)

Double glazed window to front, coved and textured ceiling, large built-in double wardrobe, radiator, power points, fitted carpet.

BEDROOM THREE

13' x 9'6" < 11'11" (3.96m' x 2.74m' < 3.35m'x3.35m)

Double glazed window to front, double glazed 'Velux' style window to rear, coved and textured ceiling, fitted double wardrobe, single wardrobe and dressing unit, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, coved and smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, wash hand basin and low flush toilet, radiator, partly tiled walls, tiled floor.

REAR GARDEN

48' x 50' (14.63m' x 15.24m')

The sunny west facing garden will be cleared and have topsoil laid to leave a 'blank canvas' for the new owners to design and create their own outdoor space. There are two large storage sheds to remain and side access from both sides leading to the front garden. There is also a large cupboard accessed from the side which houses the gas central heating boiler and potential utility space.

FRONT GARDEN

Cobbled in-out driveway providing off road parking for four vehicles. Lawn area with dwarf wall surround and mature shrub beds to sides.

COUNCIL TAX

Band F













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