



Kempsters

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ESTATE AGENTS

23 Medlar Road
Little Thurrock Grays RM17 6TU

3 1 2

Asking price
£415,000

This outstanding three bedroomed semi detached house has been extended to create spacious ground floor accommodation. The property has been maintained to a high standard throughout and is located on the popular 'Thurrock Park' development. Features include a bright lounge, lovely fitted kitchen/diner with integrated appliances, beautiful orangery, stylish bathroom, approx 30' rear garden plus off road parking.



- Beautiful Orangery 14'11 x 11'1
- Lovely Fitted Kitchen/Diner 15'7 x 9'10
- Bright Lounge 13'5 x 9'6
- Bedroom One 13'1 (into wardrobes) x 9'4
- Bedroom Two 10'1 x 9'4
- Bedroom Three 7'5 x 5'10
- Stylish Bathroom
- Approx 30' Rear Garden
- Off Road Parking
- Maintained To A High Standard Throughout



ENTRANCE PORCH

Textured ceiling, large built-in cloaks cupboard, laminate floor. Door to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in under stairs storage cupboard, large built-in storage cupboard, LVT flooring.

LOUNGE

13'5 x 9'6 (4.09m x 2.90m)

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

KITCHEN/DINER

15'7 x 9'10 (4.75m x 3.00m)

Smooth plastered ceiling with inset spotlights, extensive range of base and eye level units with contrasting quartz work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, microwave/grill and fridge/freezer, integrated space for washing machine, radiator, power points, LVT flooring. Open plan through to:

ORANGERY

14'11 x 11'1 (4.55m x 3.38m)

Double glazed windows to rear and side, lantern roof, double glazed doors lead to rear garden, radiator, power points, LVT flooring.

FIRST FLOOR LANDING

Textured ceiling, access to loft space, built-in airing cupboard housing gas central heating boiler, fitted carpet.

BEDROOM ONE

13'1 (into wardrobes) x 9'4 (3.99m (into wardrobes) x 2.84m)

Double glazed window to front, textured ceiling with inset spotlights, fitted wardrobes with mirrored doors to one wall, radiator, power points, fitted carpet.



BEDROOM TWO

10'1 x 9'4 (3.07m x 2.84m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

BEDROOM THREE

7'5 x 5'10 (2.26m x 1.78m)

Double glazed window to front, textured ceiling, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth

plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, partly tiled walls, tiled floor.

REAR GARDEN

in excess of 30' (in excess of 9.14m')

Neatly laid lawn, two patio areas, pergola, outside tap, large storage shed with power and light. Access to:

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FRONT GARDEN

Decorative slate bed, brick paved driveway providing off road parking.

COUNCIL TAX

Band C

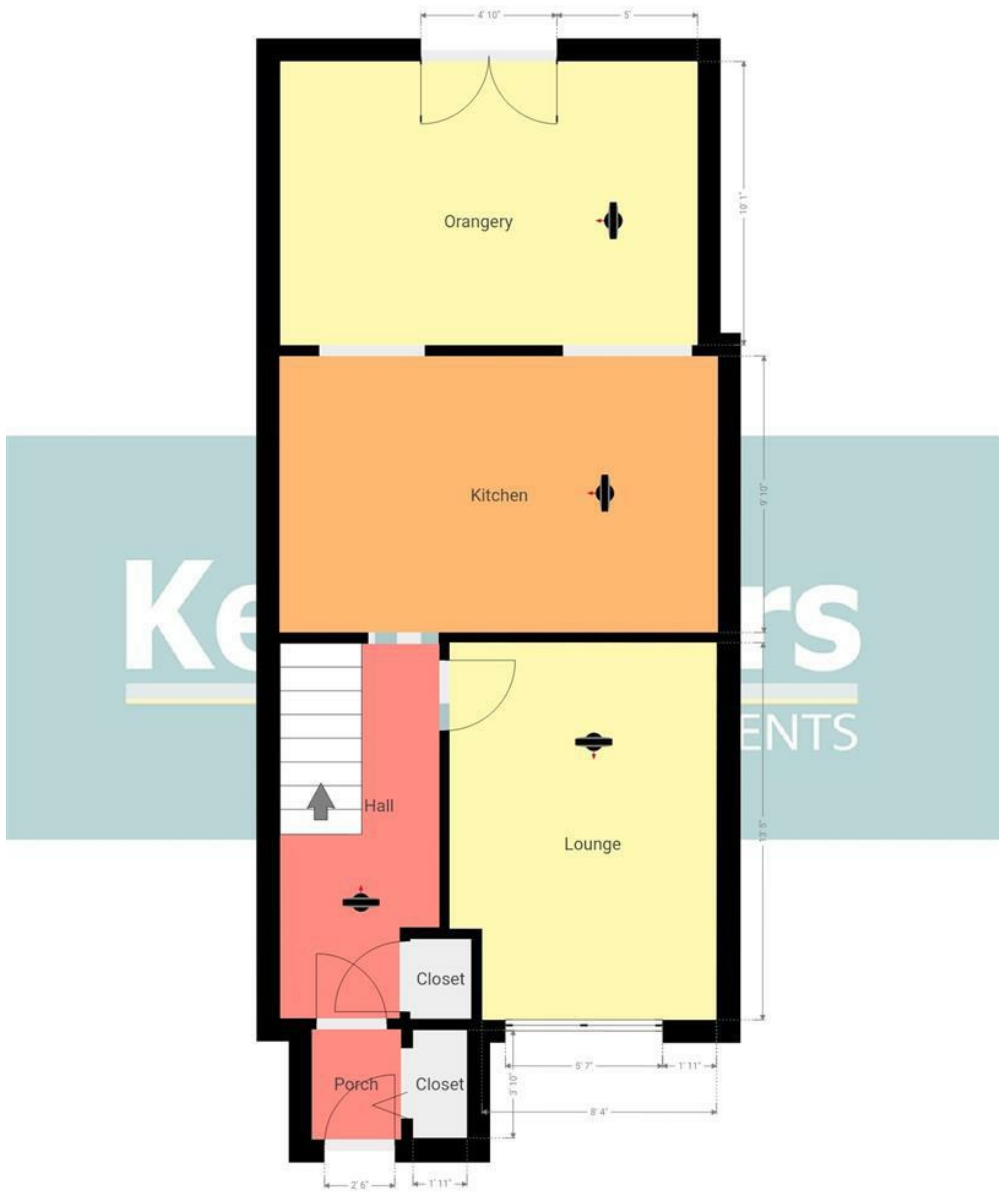












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 A	89	Very environmentally friendly - lower CO ₂ emissions 82-91 A	
81-81 B		81-81 B	
69-80 C	70	69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
27-38 F		27-38 F	
1-26 G		1-26 G	
All energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC