

**DEDMAN
GRAY**

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157 Raphael Drive, Shoeburyness

In Excess of £500,000



This stunning 4-bed detached family home has stylish modern kitchen, 3 reception rooms, and a unique pub conversion in the detached garage. With a well-proportioned rear garden featuring an outdoor bar, it offers easy access to the beach and train station, along with 2 bathrooms, off-street parking, and privacy. Ideal for modern family living and entertaining.

Council Tax band: E

Tenure: Freehold

- Four Double Bedroom Detached Family Home
- Stylish Fully Integrated Kitchen with Breakfast Bar
- 3 Reception Rooms
- Detached Garage (converted into Pub)
- Well proportioned rear garden with outdoor bar
- Cul de sac position
- Easy access to Shoebury East Beach and train station
- Courtyard and Ample Off-street Parking to the Front
- 2 Bathrooms

Entrance porch

Door into entrance porch and further door to:

Entrance Hall

Door into entrance hallway, storage cupboard, stairs to first floor, doors to:

Lounge 18' 3" x 13' 11" (5.56m x 4.24m)

Double glazed window to front, carpeted flooring, feature fireplace, radiator, coving to smooth plastered ceiling.

Dining Room 11' 9" x 11' 8" (3.58m x 3.56m)

Wooden flooring, coved cornice to ceiling.

Reception 12' 5" x 12' 2" (3.78m x 3.71m)

Double glazed windows to all aspects, double glazed French doors to side leading into rear garden.

Kitchen 15' 8" x 9' 11" (4.78m x 3.02m)

Double glazed window to rear with views overlooking the garden, a range of fitted modern base and eye level units with lighting, granite worktop with integrated stainless steel sink unit with mixer taps, integrated oven, hob and extractor hood, breakfast bar with granite worktop and wine collier, tiled floor, smooth plastered ceiling with down lighters and double glazed door giving access to a courtyard garden and access to the bar

Cloakroom

Two piece suite comprising of low level WC, wash hand basin, heated towel rail.

First floor landing

Double glazed window to side, carpeted flooring, inset spotlights, coving to smooth plastered ceiling and doors to:

Bedroom 1 15' 5" x 13' 2" (4.70m x 4.01m)

Double glazed window to rear, carpeted flooring, fitted wardrobes, coving to smooth plastered ceiling and door leading to

En - suite shower room

Three piece suite comprising of low level WC, wash hand basin, shower cubicle, radiator, tiled walls, tiled flooring, double glazed obscure window to rear.

Bedroom 2 13' 2" x 10' 7" (4.01m x 3.23m)

Double glazed window to front, carpeted flooring, radiator, smooth plastered ceiling

Bedroom 3 10' 5" x 9' 8" (3.18m x 2.95m)

Double glazed window to front and side, carpeted flooring, radiator.





Bedroom 4 10' 1" x 9' 6" (3.07m x 2.90m)

Double glazed window to rear, carpeted flooring, radiator.

Bathroom

Three piece suite comprising of low level WC, wash hand basin, panelled bath, heated towel rail, tiled walls, tiled flooring, double glazed obscure window to rear.

Garden

The property offers a lovely lawned and seduced rear garden with a paved patio with it own bar also there is a gate that backs onto the open field

Garage

Single Garage

The garage has been turned to your own pub for entertaining and has the added benefit of having a courtyard garden that leads to the main property





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Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

<http://www.dedmangray.co.uk>

