

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

**7 Aylesbeare, Shoeburyness**

Southend-On-Sea

**£535,000**





Extended 4-bed detached home in Bishopsteignton estate with 2 receptions, fitted kitchen, master en suite, cloakroom, garage, and driveway. Tranquil rear garden with patio and lush lawn. Close to Thorpe Bay Station and amenities. Perfect for modern family living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 Bedroom extended detached family home
- Popular Bishopsteignton estate
- Two reception rooms
- Fitted kitchen
- En suite to master bedroom
- Cloakroom
- Driveway to front and garage
- Beautiful maintained rear garden
- Easy access to Thorpe Bay Station and shops in the Broadway

#### **Entrance**

Obscure double glazed entrance door and side light leading to:

#### **Entrance Hall**

One radiator, stairs to the first floor, textured ceiling and understairs storage cupboard.

#### **Cloakroom**

Obscure double glazed window to side, low flush WC, wash hand basin with mixer taps, heated towel rail, tiled floor and textured ceiling.



### Lounge

15' 7" x 13' 3" (4.75m x 4.04m)

UPVC double glazed window to front, 2 radiators, textured ceiling.

### Dining Room

19' 4" x 10' 6" (5.89m x 3.20m)

Increasing to 13'1/ Double glazed windows to rear and side, 3 radiators, textured ceiling and double glazed doors leading to the garden.

### Kitchen

9' 5" x 8' 5" (2.87m x 2.57m)

Double glazed window to rear and door giving access to the garden, range of base and eye level units with concealed lighting, built in 4 ring gas hob with extractor fan above and separate oven with grill above, recess for fridge/freezer, enamel sink unit with mixer taps inset to worktop, plumbing for washing machine, tiled floor, cupboard housing boiler for hot water and gas central heating ( not tested ), textured ceiling.

### First Floor Landing

Double glazed window to side, textured ceiling, loft hatch with drop down ladder, power and lighting.

### Bedroom 1

11' 8" x 10' 2" (3.56m x 3.10m)

Double glazed window to front, one radiator, textured ceiling and sliding door to:

### En Suite Shower Room

Obscure double glazed window to side, shower cubicle, low flush WC, wash hand basin with mixer taps, heated towel rail, smooth plastered ceiling, tiled floor.

### Bedroom 2

13' 4" x 8' 0" (4.06m x 2.44m)

Double glazed window to front, one radiator, textured ceiling.

### Bedroom 3

9' 6" x 8' 8" (2.90m x 2.64m)

Double glazed window to rear, one radiator, textured ceiling.







#### **Bedroom 4**

10' 1" x 6' 2" (3.07m x 1.88m)

Increasing to 8'8 in alcove. Double glazed window to rear, one radiator, textured ceiling, built in cupboard housing lagged copper cylinder tank.

#### **Family Bathroom**

Obscure double glazed window to side, panelled bath with mixer taps and Triton shower over, wash hand basin with mixer taps, low flush WC, heated towel rail, tiled floor and textured ceiling.

#### **Rear Garden**

50ft x 30ft approx - Private rear garden with a patio area to the rear of the house and opening to the lawn with complementary flower beds to the borders stocked with trees and plants, rear paved area with a shed, sideway with an outside tap and a gate opening to the front driveway.

#### **Garage**

Single Garage

Up and over style garage door, power and lighting connections, wall and base level units to the rear giving storage, with a rolled edge work surface.

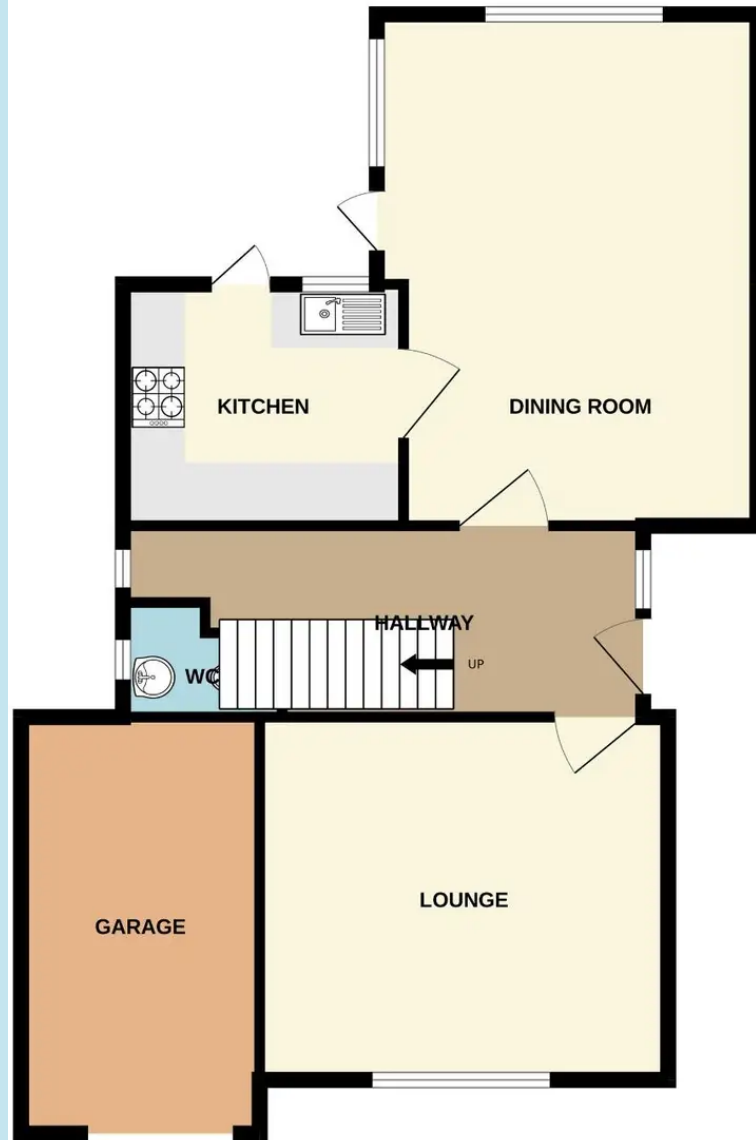
#### **Driveway**

1 Parking Space

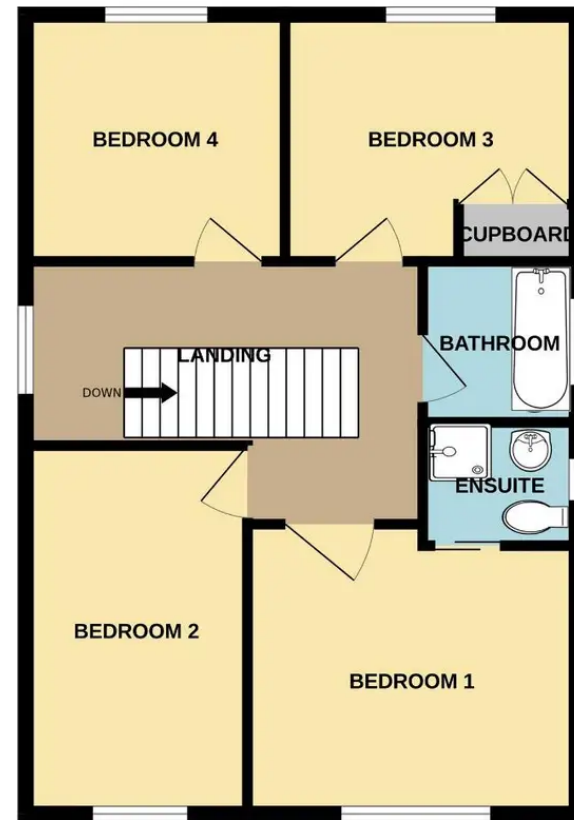
Block paved driveway providing off street parking, with access to the house and the garage, complemented by flower beds.



GROUND FLOOR



1ST FLOOR



127.1 SQM/1369 SQF (APPROX)





## Dedman Gray

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