

**DEDMAN
GRAY**

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3 St. Marys Close, Shoeburyness

Price: £1.8m



Exceptional 5 bed detached family home situated in a private close. 5 reception rooms, large bespoke kitchen/diner. Luxury master bed with en suite, fitted wardrobes. Secluded, low-maintenance garden with garden room, waterfall, firepit. Ample parking, garage, impressive finishes. Perfect family living.

Council Tax band: G

Tenure: Freehold

- Exceptional 5 bedroom detached family home
- Situated in a quiet private close
- 5 Spacious reception rooms
- Large family Bespoke fitted/kitchen/diner
- Luxury master bedroom with fitted wardrobes and dresser unit
- Modern en suite shower room to master bedroom
- Luxurious fitted family bathroom
- Attached garage with electric up and over roller door
- In/Out ample block paved driveway for off street parking
- Amazing secluded rear garden providing tranquillity & exceptional garden room 35' x 14'6

Grand Reception Hall

15' 7" x 13' 9" (4.75m x 4.19m)

Marshall Bull flooring with underfloor heating, ornate coving to smooth plastered ceiling, dado rail, wall lights, stairs leading to the first floor.

Study

14' 1" x 13' 2" (4.29m x 4.01m)

Double glazed Georgian windows to front, Marshall Bull flooring with underfloor heating, dado rail, ornate coving to smooth plastered ceiling with central ceiling rose.

Lounge

21' 6" x 15' 9" (6.55m x 4.80m)

Lovely spacious lounge with real open feature fireplace with bespoke floating units to either side, Marshall Bull flooring with underfloor heating, one double radiator, ornate coving to smooth plastered ceiling with central ceiling rose, double bi-folding doors leading out into the secluded rear garden.

Dining Room

15' 2" x 13' 2" (4.62m x 4.01m)

Double glazed Georgian window to front and side, Marshall Bull flooring with underfloor heating, dado rail, ornate coving to smooth plastered ceiling with central ceiling rose.

Family Lounge

14' 8" x 13' 8" (4.47m x 4.17m)

Marshall Bull flooring with underfloor heating, one radiator, dado rail, ornate coving to smooth plastered ceiling and ceiling rose.

T V Lounge/Playroom

23' 8" x 14' 6" (7.21m x 4.42m)

Bespoke TV lounge/playroom with feature wall with built in units with back lit TV and storage, Marshall Bull flooring with underfloor heating, floating fireplace with colour lighting, one double radiator, ornate coving to smooth plastered ceiling and 2 ceiling roses, bi folding doors leading out to the garden.

Cloakroom

8' 3" x 6' 9" (2.51m x 2.06m)

The cloakroom offers a double flush WC, circular Duravit sink unit with mixer taps inset to a tiled worktop, Marshall Bull flooring with underfloor heating, one double radiator, ornate coving to smooth plastered ceiling with downlighters and extractor fan.

Wash Room

9' 1" x 7' 1" (2.77m x 2.16m)

Large wash room that has plumbing for 2 washing machines and ample storage areas and shelving, Marshall Bull flooring with underfloor heating, further double radiator, ornate coving to smooth plastered ceiling.



Large family bespoke kitchen/diner

19' 7" x 19' 3" (5.97m x 5.87m)

Large double glazed Georgian window to side with views overlooking the garden, Corian worktop with inset sink unit and mixer taps and boiling tap and waste disposal unit and drainer, a range of base and eye level units with LED lighting, built in double larder cupboard with oak shelving and lighting, 4 ovens, which are self-cleaning, 2 double Fisher & Paykel fridge/freezers, 2 integrated dishwashers, large tall radiator, Bespoke family Corian square dining table which can sit 8 comfortably, 5 ring gas hob with storage below to all other sides, Marshall Bull flooring with underfloor heating, vaulted oak ceiling with lighting and bi folding doors that overlook and lead out onto the rear garden with waterfall.

Utility Room

10' 9" x 6' 5" (3.28m x 1.96m)

Good sized utility room offering a range of bespoke cupboards and drawers with LED lighting, there is also a built in double wine chiller, further wine rack, Corian worktop with inset sink unit with mixer taps and drainer, smooth plastered ceiling with downlights, door giving access to the garage.

First Floor Galleried Landing

A lovely galleried landing with ornate coving to smooth plastered ceiling, double glazed Georgian windows to front and a large built-in double cupboard.

Master Bedroom

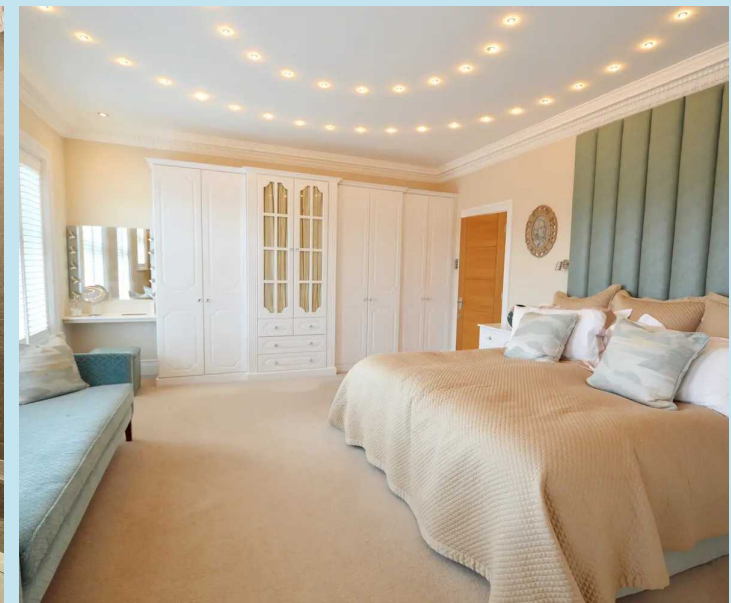
18' 9" x 14' 8" (5.72m x 4.47m)

Double glazed Georgian windows to rear, one double radiator, ornate coving with inset lighting, bespoke fitted wardrobes to one wall with dressing unit, mirror and lighting, further bespoke wardrobes and door giving access to:

En Suite Shower Room

9' 5" x 7' 1" (2.87m x 2.16m)

Access to the bathroom starts with sensor lighting leading to a luxury Japanese style WC with sensor for opening lid and led lights, Duravit circular sink unit with mixer taps, walk in large shower with shower attachment and rainfall shower over, wall mounted heated towel rail, Marshall Bull flooring, ornate coving to smooth plastered ceiling with lighting.



Bedroom 2

13' 2" x 9' 8" (4.01m x 2.95m)

Double glazed Georgian window to front, one double radiator, ornate coving to smooth plastered ceiling, ceiling rose, built in bespoke wardrobes to one wall.

Bedroom 3

10' 1" x 9' 2" (3.07m x 2.79m)

Double glazed Georgian windows to front, one double radiator, ornate coving to smooth plastered ceiling, built in bespoke fitted wardrobes to recess and matching drawers, loft hatch with drop down ladder.

Bedroom 4

11' 4" x 10' 6" (3.45m x 3.20m)

Double glazed Georgian window to rear overlooking the garden, one double radiator, bespoke fitted wardrobes, large mirror to one wall, ornate coving to smooth plastered ceiling.

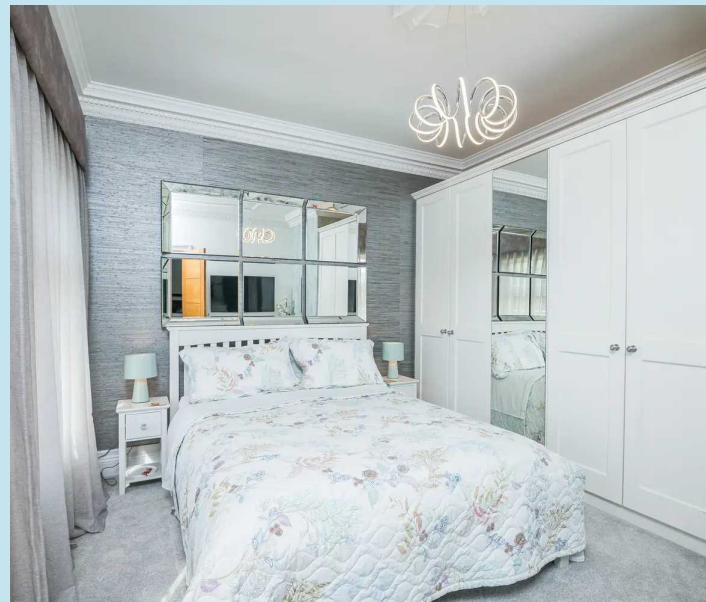
Bedroom 5

13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed Georgian window to side, ornate coving, to smooth plastered ceiling, one double radiator.

Luxury Family Bathroom

Obscure double glazed Georgian window to side, walk in sensor light, large walk in shower with marble wall, mixer taps to shower and further rainfall shower over, bath with mixer taps, low flush WC, floating wash hand basin with mixer taps and pull out drawers below and storage, Marshall Bull flooring with under floor heating, ornate coving to smooth plastered ceiling and down lighters, feature marble wall and towel rail.





REAR GARDEN

The amazing secluded rear garden provides private and tranquillity making it an ideal space for outdoor activities and relaxation. The lazy lawn is a low-maintenance grass area for lounging and leisure. The bullhead lighting provides a stylish and effective way to illuminate the garden at night. There is a large gardening section with raised sleeper beds which is great for gardening enthusiasts. The raised sleeper beds make it easier to grow plants/vegetables and an irrigation system ensures proper watering.

EXCEPTIONAL GARDEN ROOM measuring 35' x 14'6". This room is a fantastic addition. It is covered and has skylights to allow natural light in as well as spotlights. The inclusion of the kitchen area with marble worktops, a stainless steel sink unit, recess for fridge and a heated cupboard where you can prepare food and drink conveniently. The feature wall with an inset fire adds warmth and a focal point to the garden room, making it cosy and inviting. Door housing pump for the feature waterfall with lighting and a further paved patio for seating area with the raised firepit.

FRONT GARDEN

Block paved in and out driveway and space for ample off street parking, access to the attached garage.

GARAGE

Single Garage

20'4 x 13'7 - Attached garage with electric roller door, power and lighting. Wall mounted boiler for hot water and gas central heating and personal door giving access to the utility room.





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