



Driftwood

Elm Road | Shoeburyness | Southend-On-Sea | SS3 9PD

Offers Over £400,000

bear
Estate Agents

EXCLUSIVE OFFER: 1% CASH BACK TO THE NEW OWNER.

Welcome to Elm Road, Shoeburyness, Southend-On-Sea - a charming location for this delightful semi-detached house. As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

This property boasts two bathrooms, ensuring convenience and comfort for all residents. Whether it's a quick morning shower or a long soak in the tub after a busy day, you'll have the flexibility to choose. The layout of this house offers a perfect blend of functionality and style, making it a truly inviting space to live in.

Located in the picturesque area of Shoeburyness, you'll have access to all the amenities and conveniences you could need. From local shops to beautiful parks, this neighbourhood has something for everyone. The semi-detached nature of this house provides a sense of privacy and tranquillity, allowing you to enjoy peaceful moments away from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this house your own. With its ideal location, ample living space, and modern amenities, Elm Road is ready to welcome you home. Book a viewing today and start envisioning the wonderful memories you'll create in this charming property.

- NEWLY BUILT ECO HOME
- 10 YEAR WARRANTY
- Three Bedrooms
- Four piece suite bathroom
- 1% CASH BACK ON COMPLETION
- Excellent Scope For A Loft Extension
- Close to shops
- 2 years builders warranty
- Under Floor Heating Through-Out
- Solar Panels Fitted

Frontage

Permeable charcoal block paved driveway providing off street parking for two vehicles, electric car charger and solar pannels.





Hallway

Entered by an Anthracite modern UPVC front door leading into the hallway, stairs leading to the first floor, karndean flooring, heating control and access into:

Kitchen

18'8 x 15'10 (5.69m x 4.83m)
Karndean flooring, range of blue soft close eye and base units with Zenith marble effect composite work surfaces, incorporating a a sink with satin monoblock tap, integrated Bosch oven, integrated Bosch microwave, integrated curved glass island extractor fan , integrated fridge/freezer, integrated dishwasher, double glazed french doors leading to the rear garden and space for entertaining.

Utility Room

6'2 x 5'7 (1.88m x 1.70m)
Range of blue eye and base level units with matching work surfaces, bowl sink with monoblock tap, space for washer/dryer, consumer unit, solar meter and Karndean flooring.



Lounge

15'9 x 9'7 (4.80m x 2.92m)
Carpet throughout, double glazed feature large bay window, feature LED centre light with remote, heating control and central ceiling light.

WC

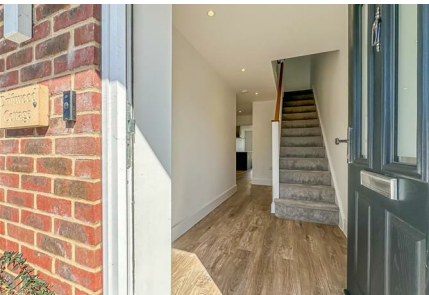
Karndean flooring, two piece suite comprising of a vanity sink unit with wash hand basin and a wall hanging WC.

Landing

Carpet throughout, loft access, radiator, power points and access into:

Master Bedroom

15'10 x 9'6 (4.83m x 2.90m)
Carpet throughout, under floor heating with individual controls, additional down lights for reading with separate switching arrangement, power points, LED pendant ceiling light and space for storage.





Bedroom Two

10'10 x 6'4 (3.30m x 1.93m)

Carpet throughout, pendant ceiling light, under floor heating with individual controls and power points.

Bedroom Three

10'10 x 9'1 (3.30m x 2.77m)

Carpet throughout, pendant ceiling light, under floor heating with individual controls and power points.

Bathroom

Tiled floors, tiled surrounds, four piece suite comprising of vanity sink unit with wash hand basin, co-ordinating thermostatic shower, rimless wall hanging WC, wall mounted heated towel rail, LED Bluetooth mirror with 6h anti mist feature, shaver point and a large obscure window.

Loft Space

Large open space with potential for a fourth bedroom subject to permitted development.

Rear

Patio area, laid to lawn, lighting, water and power to side and rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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