



Chapel Lane | Great Wakering | Southend-On-Sea | SS3 0EH

Offers Over £625,000

**bear**  
*Estate Agents*



**Chapel Lane | Great Wakering  
Southend-On-Sea | SS3 0EH  
Offers Over £625,000**

Welcome to this stunning family home located on Chapel Lane in the charming village of Great Wakering, Southend-On-Sea. This modern house boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With four spacious bedrooms and three bathrooms, there is plenty of room for everyone to enjoy their own space.

The property features a contemporary interior design that is sure to impress. The large garden with a sitting area provides a lovely outdoor space for enjoying the fresh air and hosting gatherings. Imagine sipping your morning coffee or having a barbecue with friends in this beautiful setting.

Conveniently situated within walking distance to local shops, this home offers both comfort and practicality. Whether you're looking for a peaceful retreat or a place to create lasting memories with your loved ones, this property has it all. Don't miss the opportunity to make this house your new home in the heart of Great Wakering.

- Large Garden Perfect for the Whole Family
- Off Street Parking for Multiple Vehicles
- Ensuite To Master Bedroom
- Side Access To Rear Garden
- Village Location
- Four Double Bedrooms & THREE Bathrooms
- Modern Designed Interior
- Fully Fitted Kitchen With Separate Utility Room
- Walking Distance To Local Shops

**Frontage**

White picket fence to front with decorative shrubs leading to a private block paved driveway with parking for multiple vehicles.







### **Entrance Hall**

A spacious and elegant reception hallway featuring panelled walls and a sweeping staircase that ascends to the first-floor part-galleried landing. The hallway includes access to an under-stairs storage cupboard and a radiator. Modern oak doors open to adjacent rooms, with a double set of matching oak doors leading to the main area.

### **Sitting Room**

19'3" x 12'11" (5.87 x 3.96)

Double glazed windows to the front and rear creating a dual light aspect. Smooth ceilings with coving to edge, centre ceiling pendant light, carpet flooring throughout, feature fireplace, power points and wall mounted radiator.

### **Dining Room**

14'4" x 10'5" (4.37 x 3.18)

Double glazed bay window to the front aspect, smooth ceilings with coving to edge, centre ceiling pendant light, wood effect flooring throughout, power points and wall mounted radiator.

### **Ground Floor WC**

Downstairs WC comprises of a two piece suite incorporating a low level WC and wall mounted hand wash basin.

### **Kitchen/Breakfast Room**

20'2" x 10'7" (6.17 x 3.23)

This modern kitchen features an array of shaker-style base and wall units, complemented by solid wood countertops and an inset ceramic sink with mixer tap. A seven-ring gas cooker with electric ovens below. Tiled splashbacks, integrated appliances include a fridge, freezer, and dishwasher. The kitchen also boasts a breakfast bar with space for stools. Double glazed window overlooks the rear aspect, with a separate double glazed door leading to the rear garden & further door to the utility room.

### **Utility Room**

6'5" x 4'11" (1.98 x 1.52)

Range of units and work surfaces featuring an inset stainless steel sink with mixer tap. There is space and plumbing, for a washing machine and tumble dryer. A wall-mounted boiler and a double glazed obscure door to side access.

### **First Floor Landing**

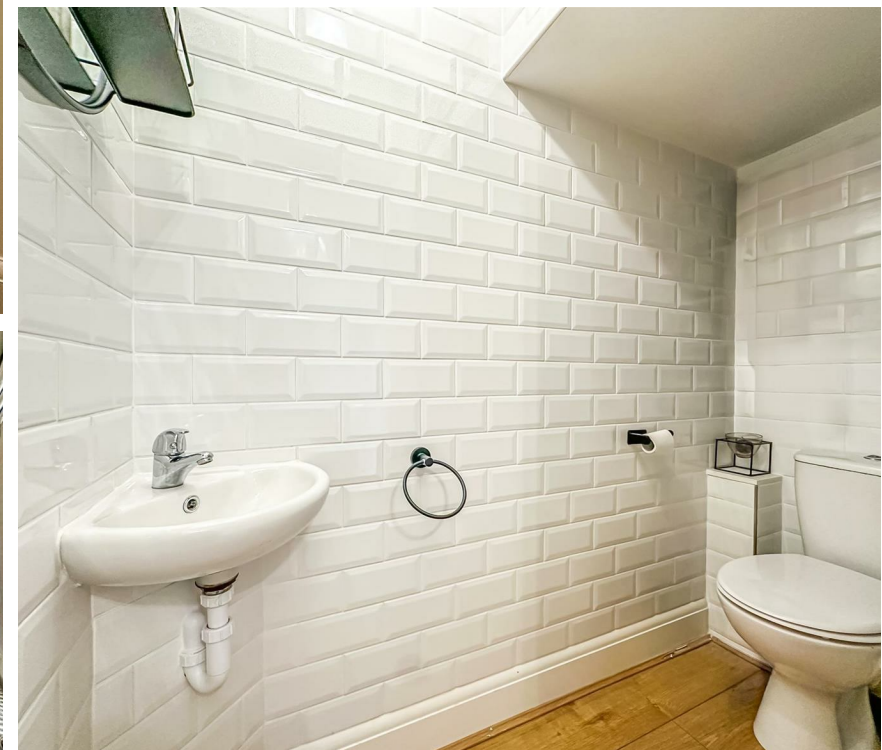
Smooth ceiling with two pendant ceiling lights, carpet flooring throughout and loft access. Doors to:-

### **Bedroom One**

16'4" x 10'7" (5 x 3.25)

Smooth ceilings with centre ceiling pendant light, double glazed window to the rear aspect, carpet flooring throughout, power points and wall mounted radiator. Doors to ensuite.







**Ensuite One**

Comprises of a three piece suite incorporating a walk-in shower, low level WC and wall mounted hand wash basin with storage below. Obscure double glazed window to the side aspect, tiled flooring, tiled surrounds and smooth ceilings with inset spotlights.

**Bedroom Two**

14'4" x 10'9" (4.37 x 3.28)  
Double glazed bay window to the front aspect, carpet flooring throughout, built-in wardrobe and smooth ceilings with centre ceiling pendant light. Doors to ensuite:-

**Ensuite Two**

Comprises of a three piece suite incorporating a low level WC, hand wash basin and corner shower with rain shower head above. Wood effect flooring throughout, tiled surrounds and smooth ceilings with inset spotlights.

**Bedroom Three**

12'7" x 9'6" (3.86 x 2.92)  
Double glazed window to the rear aspect, carpet flooring throughout, smooth ceilings with centre ceiling pendant light and built in wardrobes.

**Bedroom Four**

10'11" x 9'4" (3.35 x 2.87)  
Double glazed window to the front aspect, carpet flooring throughout, smooth ceilings with centre ceiling pendant light, power points and wall mounted radiator.

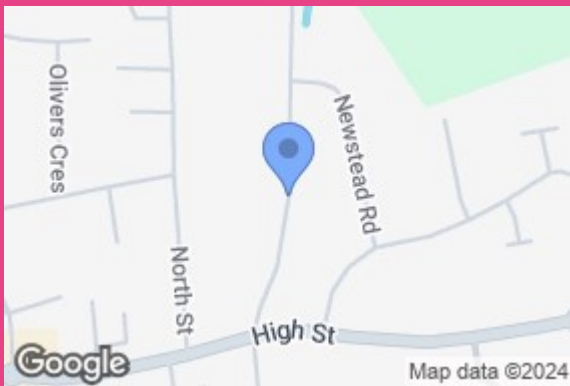
**Main Bathroom**

Comprises of a three piece suite incorporating a white panelled bath with shower screen and rain shower head above. Low level WC and ceramic hand wash basin with vanity storage below. Tiled surrounds, tiled flooring, smooth ceiling with inset spotlights and obscure double glazed window to the rear aspect.

**Rear Garden**

Commencing with a block paved patio area, leading to a further landscaped laid to lawn area, fenced surround, further raised slate patio area to rear with incorporated solar night lights, which is perfect for entertaining friends and family all year round. Gated side access leading to the front of the property.

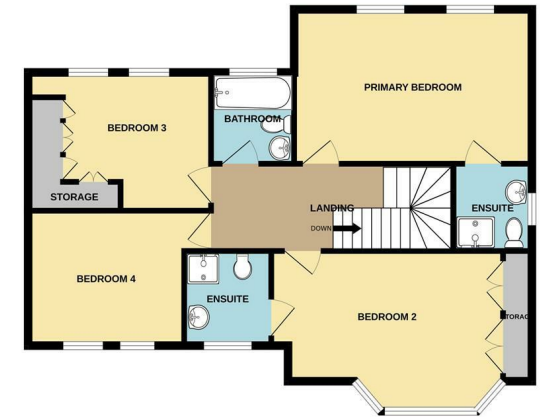




GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 1535 sq.ft. (142.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		81	
(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	

11 Main Road  
Hockley  
Essex  
SS5 4QY  
01702 416476  
hockley@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>