



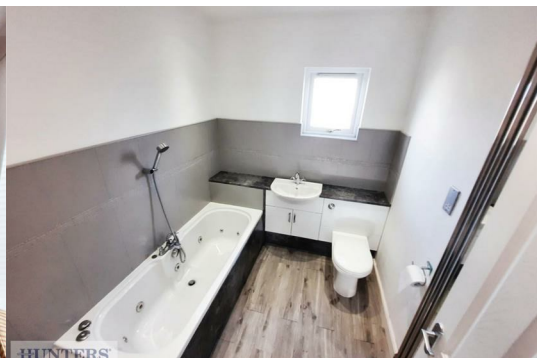
## Essyn Court

Easington Village, SR8 3GA

Offers Over £179,995



LIVE IN THE VILLAGE.. within this impressive three-bedroom end terrace home in the heart of Easington Village in a modern welcoming estate. This well-situated property is close to local schools, essential amenities, and offers easy access to the A19 for effortless commuting. The floorplan includes a beautiful lounge through kitchen and dining room, three bedrooms with a master en-suite facility, family bathroom, off street parking and a patio terrace. Viewings highly encouraged. "No Onward Chain"



### Entrance Hallway

The entrance hallway features a composite double-glazed door, opening to a space with a white spindle staircase ascending to the first floor. It boasts walnut laminate flooring, a double radiator, a double-glazed window, and ceiling coving. Doors from the hallway lead to the lounge and a convenient W.C.

### Ground Floor W/C

The ground floor W.C. features a two-piece suite with a low-level W.C. and a pedestal wash hand basin with a mixer tap and splashback. The room includes a shaver point, ceiling coving, a double radiator, walnut laminate flooring, and a double-glazed window.

### Lounge / Dining Area / Kitchen 22'5" x 25'8" (6.85 x 7.84)

The open-plan lounge through dining room and kitchen features a double-glazed bay window and an additional double-glazed window to the front elevation, with French doors leading to the rear. The space includes ceiling coving, walnut laminate flooring, two double radiators, and a television point. The kitchen boasts white wall and base units with brushed steel handles, oak work surfaces, under-cupboard lighting, an integrated electric oven, a four-burner gas hob with a stainless steel splashback, and a wall cupboard housing the gas combi boiler. It also includes a one and a half bowl composite sink with a mixer tap, integrated dishwasher, washing machine, and fridge/freezer, all illuminated by recessed spotlights.

### Landing

The first floor landing provides access to the three bedrooms, family bathroom and loft area.

### Family Bathroom 8'1" x 6'9" (2.48 x 2.08)

The family bathroom features a double-glazed window to the rear, white vanity units with grey trim, a wash hand basin with a mixer tap, and a panelled bath. The room has part-tiled walls, grey laminate flooring, a radiator, a shaver point, and recessed spotlights.

### Master Bedroom 16'3" x 12'4" (4.97 x 3.78)

The master bedroom features two double-glazed windows, a double radiator, and ceiling coving.

### En-Suite 5'4" x 7'1" (1.65 x 2.18)

The master bedroom ensuite includes a double-glazed window, white vanity units housing the W.C., a wash hand basin with a mixer tap, a corner shower enclosure, and grey laminate flooring.

### Second Bedroom 15'3" x 9'5" (4.67 x 2.89)

The second bedroom features two double-glazed window and a double radiator.

### Third Bedroom 8'8" x 10'0" (2.66 x 3.07)

The third bedroom features double-glazed windows to the rear elevation, a double radiator, and a telephone point.

### External

The rear of the property features a fenced garden with a gravel area and a paved patio. The front garden is enclosed by a wall and fence, offering a paved patio area and gravel borders.

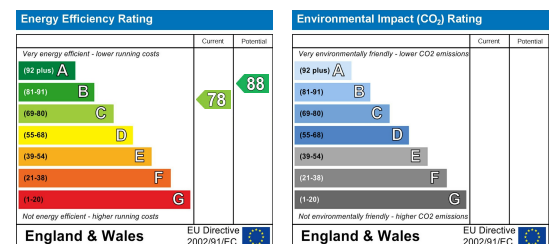
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.