STUART THOMAS
ESTATES

- WALKING DISTANCE KING JOHN SCHOOL
- SOUTH BACKING REAR GARDEN
- FIVE BEDROOMS
- FOUR EN SUITE BATHROOMS

163 Shipwrights Drive, Thundersley, Essex, SS7 1RG

Guide Price £875,000

This AMAZING FAMILY HOUSE is PERFECTLY SITUATED within a SHORT WALK of the KING JOHN SCHOOL and Benfleet Downs Nature Reserve Standing on a SOUTH BACKING PLOT the property offers OUTSTANDING ACCOMMODATION including 5 BEDROOMS the master with dressing room and EN SUITE. 3 further EN SUITE shower rooms, family bathroom with SPA BATH and MUCH MORE.

Property Description

GENERAL

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IMPRESSIVE ENTRANCE HALL

15' 5" x 9' 2" (4.7m x 2.8m) Entrance door with adjacent windows and lead light stained glass inset leads to the entrance hall. Stairs lead to the first floor with an open storage space under. Two radiators. Tiled floor. Twin part glazed doors lead to the Dining room and Lounge.

CLOAKROOM

With a Villeroy and Boch Suite comprising a low level wc and vanity wash basin with cupboards under. Tiled floor and visible walls. Heated towel rail. Coving.

LOUNGE

23' 2" x 13' 9" (7.07m x 4.21m) This very good size room has a feature Limestone Fireplace with an electric coal effect fire, the vendors have informed us this could be used to house an Open Fire if required. Coving. Two radiators. Two sets of double glazed French doors leading to the rear.

DINING ROOM

12' 0" x 10' 3" (3.68m x 3.13m) Another good size room with a double glazed bay window to the front aspect. Radiator. Coving. Inset ceiling speakers.

KITCHEN

17' 5" x 10' 7" (5.31m x 3.25m) Superbly fitted with a range of superb units at eye and base level with granite work surfaces over. Central Island Unit housing waste bins and built in weighing scales. Two wicker storage baskets. Pendant lighting over the central island. Over work surface lighting. Recess for a range cooker with an extractor cooker hood. Integrated dishwasher. Built in matching dresser unit with lighting. Speakers in the ceiling. Tiled floor. Space for a large fridge freezer. Villeroy and Boch Belfast sink with a mixer tap over. Vertical radiator. Tiled floor. Inset ceiling spotlights. Plate rack. Open plan to the conservatory. Double glazed window to the rear. Open plan to the conservatory.
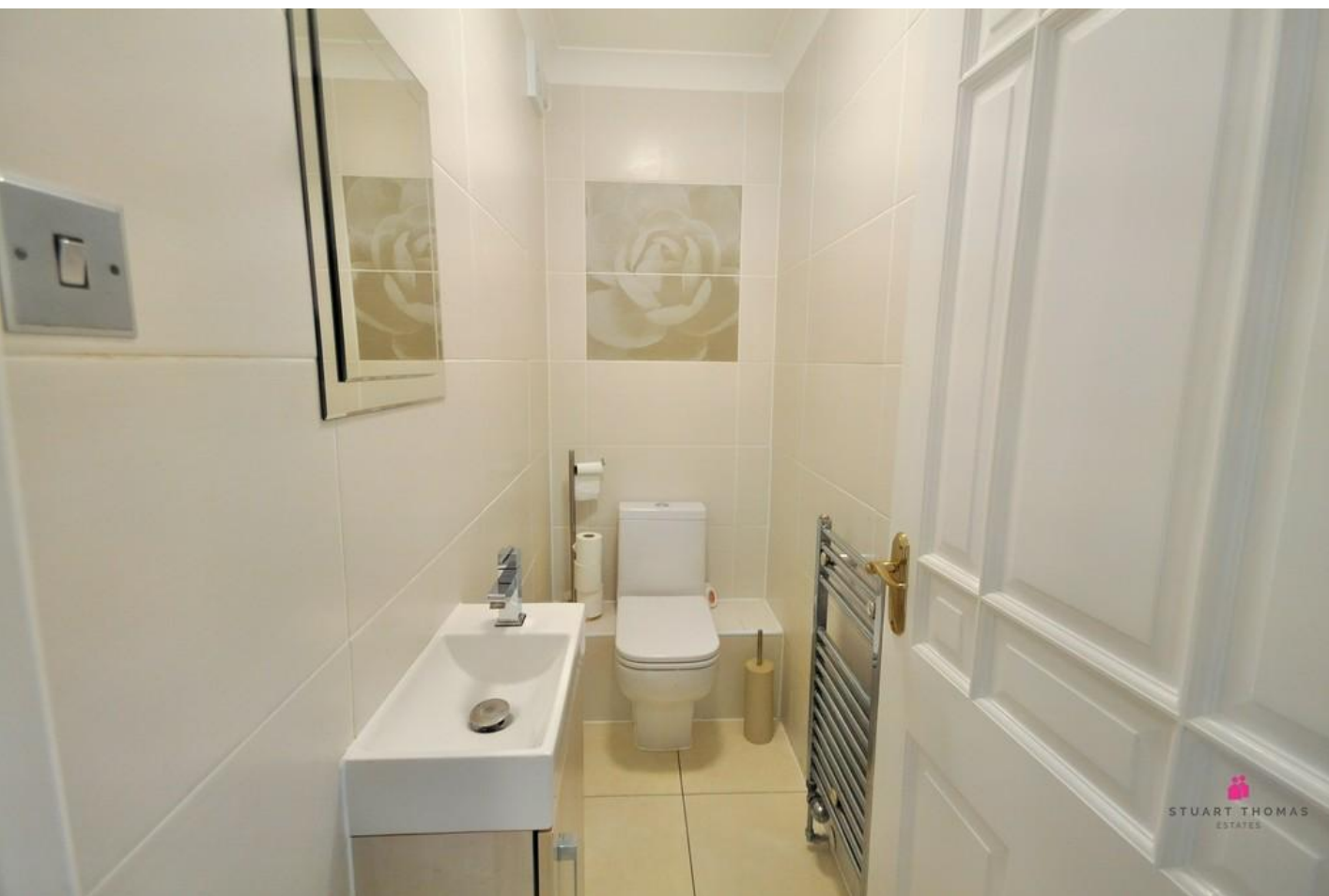
STUDY
6' 7" x 5' 10" (2.03m x 1.8m) Double glazed window to the side. Built in desk unit with drawers under. High level shelving with a cupboard. Tiled flor. Coving. Door to the garage.

UTILITY ROOM
7' 1" x 4' 2" (2.16m x 1.27m) Space and plumbing for a washing machine and tumble dryer. Units at eye and base with work surfaces over. Tiled floor. Coving. Half tiled to visible walls.
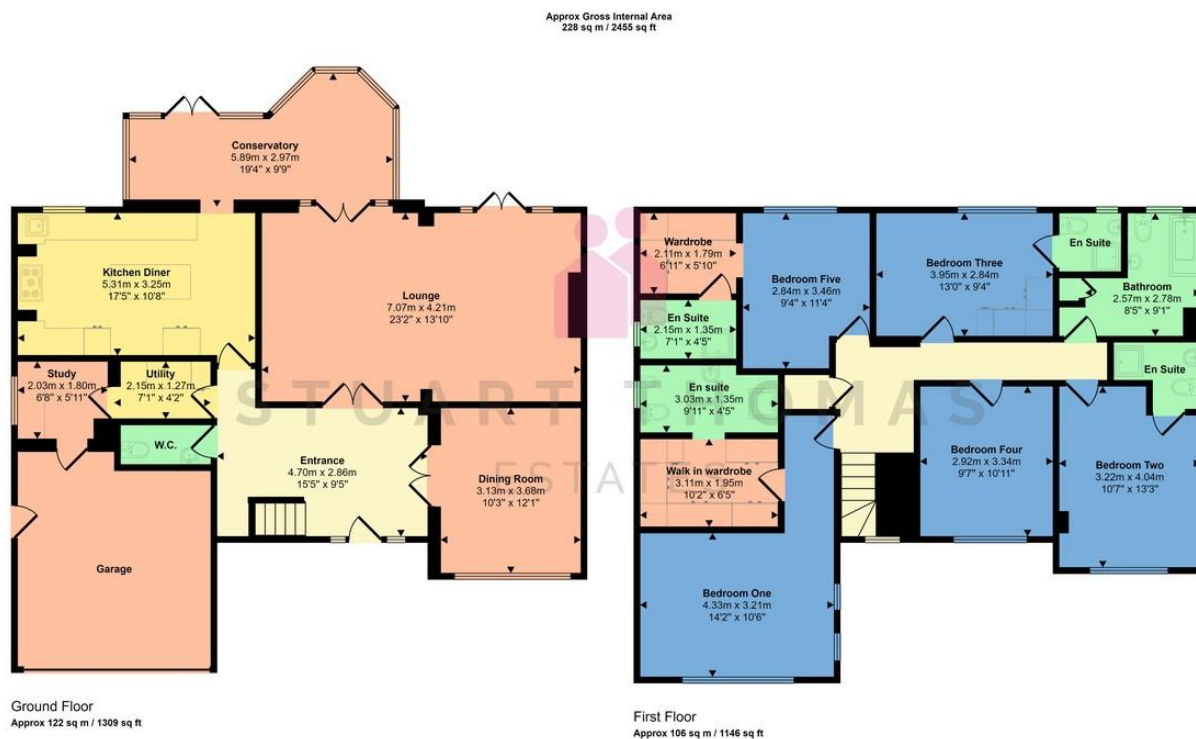
CONSERVATORY
19' 4" x 9' 9 narrowing to 5'10" (5.89m x 2.97m) Double glazed French doors lead to the rear garden. Tiled floor. Two radiators. Wall light point.

LANDING
With a feature stained glass arched window to the front. Coving. 4 wall light points. Airing cupboard.

BEDROOM ONE
14' 2" x 10' 6" (4.33m x 3.21m) Double glazed window with

Floor Plan

Approx Gross Internal Area
228 sq m / 2455 sq ft

Ground Floor

- **Conservatory** 5.89m x 2.97m — 19'4" x 9'9"
- **Kitchen Diner** 5.31m x 3.25m — 17'5" x 10'8"
- **Lounge** 7.07m x 4.21m — 23'2" x 13'10"
- **Study** 2.03m x 1.80m — 6'8" x 5'11"
- **Utility** 2.15m x 1.27m — 7'1" x 4'2"
- **W.C.**
- **Entrance** 4.70m x 2.86m — 15'5" x 9'5"
- **Dining Room** 3.13m x 3.68m — 10'3" x 12'1"
- **Garage**

Ground Floor
Approx 122 sq m / 1309 sq ft

First Floor

- **Wardrobe** 2.11m x 1.79m — 6'11" x 5'10"
- **En Suite** 2.15m x 1.35m — 7'1" x 4'5"
- **En suite** 3.03m x 1.35m — 9'11" x 4'5"
- **Walk in wardrobe** 3.11m x 1.95m — 10'2" x 6'5"
- **Bedroom Five** 2.84m x 3.46m — 9'4" x 11'4"
- **Bedroom Three** 3.95m x 2.84m — 13'0" x 9'4"
- **En Suite**
- **Bathroom** 2.57m x 2.78m — 8'5" x 9'1"
- **En Suite**
- **Bedroom Four** 2.92m x 3.34m — 9'7" x 10'11"
- **Bedroom Two** 3.22m x 4.04m — 10'7" x 13'3"
- **Bedroom One** 4.33m x 3.21m — 14'2" x 10'6"

First Floor
Approx 106 sq m / 1146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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etched glass to the front aspect. Radiator. Coving. Inset ceiling spots. Double glazed window to the side. Inset speakers to the ceiling.

DRESSING ROOM

10' 2" x 6' 4" (3.11m x 1.95m) With a complete set of wardrobes. Inset ceiling spotlights. Double doors matching the wardrobes lead to the:-

EN SUITE

Low level wc bidet vanity wash basin with cupboards under and a large walk in shower with body jets. Heated towel rail. Obscure double glazed window to the side Fully tiled to all visible walls and floor.

BEDROOM TWO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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