



STUART THOMAS  
ESTATES



- THREE BEDROOM FAMILY HOME
- LUXURY GLOSS KITCHEN OPEN PLAN TO DINING AREA
- MODERN FAMILY BATHROOM
- DOWNSTAIRS WC

## 82 Kingsmere, Thundersley, Essex, SS7 3XL

Guide Price £360,000 - £370,000

Viewing is recommended of this 3 bedroom family home within walking distance of the Virgin Gym which enjoys easy access of both the A13 and A127. Luxury gloss white kitchen open plan to dining area and modern 3 piece family bathroom. Useful downstairs WC as well as off street parking and a garage.



## Property Description

### GENERAL

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### HALLWAY

Entrance into the hall via a double glazed door with inset glazed panels and an adjacent double glazed floor to ceiling window. Grey light oak wood effect laminate flooring. Radiator. Stairs to the first floor with a cupboard under housing fuse board.

### LOUNGE

11' 5" x 10' 3" (3.48m x 3.12m) This good sized attractive room has a double glazed window to the front. White gloss wall mounted media unit. Radiator. Grey light oak wood effect laminate flooring. Venetian blinds to remain.

### KITCHEN/DINER

16' 8" x 14' 11" (5.08m x 4.55m) The kitchen is fitted with a range of modern white gloss units at eye and base level with solid resin work surfaces over. One and a half bowl single drainer sink unit with a pull out spray tap over. Integrated washing machine, dishwasher and fridge freezer. Dual fuel Range cooker with 2 electric double ovens and five gas hob burners over with hot plate to side and glass splash back. Stainless steel chimney style extractor. Smooth plastered ceiling with inset ceiling spotlights. Double glazed window to the rear. Grey light oak wood effect laminate flooring.





#### WC

Modern wall mounted hand wash basin. Low level WC. Grey light oak wood effect laminate flooring.

#### BEDROOM ONE

14' 4" x 10' 2" (4.37m x 3.1m) A good sized master bedroom with double glazed window to front. Radiator. Carpet. Smooth plastered ceiling.

#### BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m) Another good sized bedroom with double glazed window to rear. Radiator. Carpet. Smooth plastered ceiling.

#### BEDROOM THREE

9' 10" x 6' 4" (3m x 1.93m) Double glazed window to front. Built in storage cupboard. Radiator. Carpet. Smooth plastered ceiling.

#### BATHROOM

6' 11" x 0' 0" (2.11m x 0m) Comprising of a 3 piece suite there is a bath with centred mixer tap as well as a mains rainfall shower. Hand wash basin inset to a white gloss vanity unit with storage cupboards under. Low level WC. Chrome heated towel rail. Fully tiled to all visible walls. Smooth ceiling with inset spotlights. Obscure double glazed window to the rear.

#### LANDING

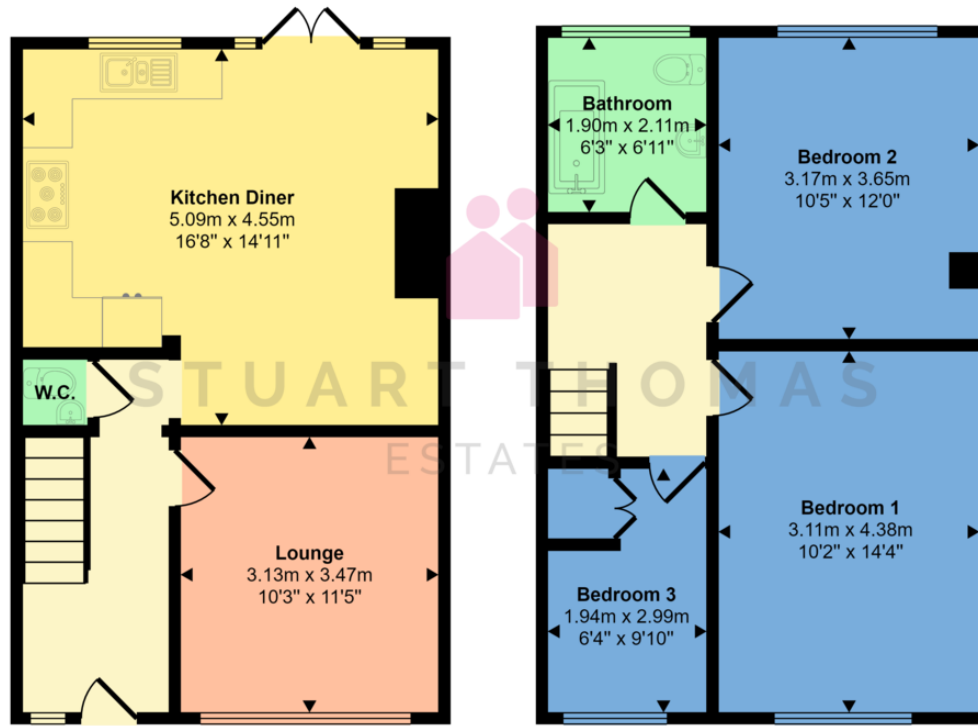
Access to the part boarded loft with lighting which also houses the combi boiler (approx. 4 years old). Built in bespoke stair gate made to match existing bannister. Carpet. Smooth plastered ceiling.

#### REAR GARDEN

Garden commencing with a paved seating area with the



Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft

First Floor  
Approx 43 sq m / 460 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.

remainder laid to lawn with artificial grass to the rear.  
Personal side access as well as personal access to the garage.

FRONT GARDEN

Paved to the front with driveway to the garage.

GARAGE

Garage with electric and lighting. Tumble dryer to remain.

GENERAL

Tenure Freehold

Council Tax Band C

Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		