

# Ist Call

SALES AND LETTINGS



**Wyatts Drive, Southend-On-Sea, SS1 3DH**

**£545,000**

Situated in a prime location close to the seafront, rail stations, Thorpe Hall golf course and within catchment of Greenways Schools this deceptively spacious semi detached chalet offers versatile and spacious accommodation including a 27'3 lounge/ diner and modern fitted kitchen. Depending upon your needs there are up to five bedrooms arranged over two floors with an en suite to the larger first floor bedroom and a bathroom & W.C. to the ground floor. With off street parking for several vehicles, a detached garage and attractive rear garden we would strongly recommend an internal viewing.

### Accommodation Comprising

uPVC double glazed front door providing access to...

### Entrance Hall



Staircase to first floor, radiator, built in storage cupboard. laminate wood flooring, smooth plastered ceiling, doors off to...

### Lounge/ Diner 27'3 x 13'7 (8.31m x 4.14m)



### Lounge Area



Feature fireplace surround with inset electric fire and matching hearth, radiator, serving hatch to kitchen...

### Dining Area



Double glazed french doors and windows to rear garden, additional double glazed window to side, radiator...

### Kitchen 12'4 x 10'6 (3.76m x 3.20m)



Range of modern fitted base units with complementary wood block effect working surfaces over, inset sink unit with mixer tap, gas range cooker to remain with extractor hood over, integrated washing machine and dishwasher, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, radiator, smooth plastered ceiling with inset spotlights, double glazed window to side, tiled flooring, further double glazed window and door to rear garden...

## Bathroom



White suite comprising panelled bath with shower unit over, pedestal wash hand basin, heated towel rail, tiled splashbacks and flooring, obscure double glazed window to side...

### Separate W.C.

White low level W.C., tiled walls and flooring, obscure double glazed windows to side...

### Bedroom 14'2 into bay x 13' (4.32m into bay x 3.96m)



Double glazed bay window to front, additional double glazed window to side, radiator, coved ceiling...



### Bedroom 11'2 x 10'7 (3.40m x 3.23m)



Double glazed window to front, radiator...

### Bedroom 8'7 x 7'9 (2.62m x 2.36m)

Double glazed window to side, radiator...

### First Floor Landing

Built in storage cupboard, doors off to...

### Bedroom 13'8 x 10' (4.17m x 3.05m)



Double glazed window to rear, radiator, door to large walk in wardrobe with access to further eaves storage cupboard, door to...



## En Suite



Modern suite comprising walk in shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled walls and flooring, obscure double glazed window to rear...

## Bedroom 10'6 x 8'1 (3.20m x 2.46m)



Double glazed window to side, radiator, large fitted airing cupboard, door giving access to large eaves storage space...

## Externally



## Front Garden

Mostly paved with shingled area providing off street

parking for several vehicles, driveway to side providing access to...

## Detached Garage



With up & over door, window to rear, door to rear garden...

## Rear Garden



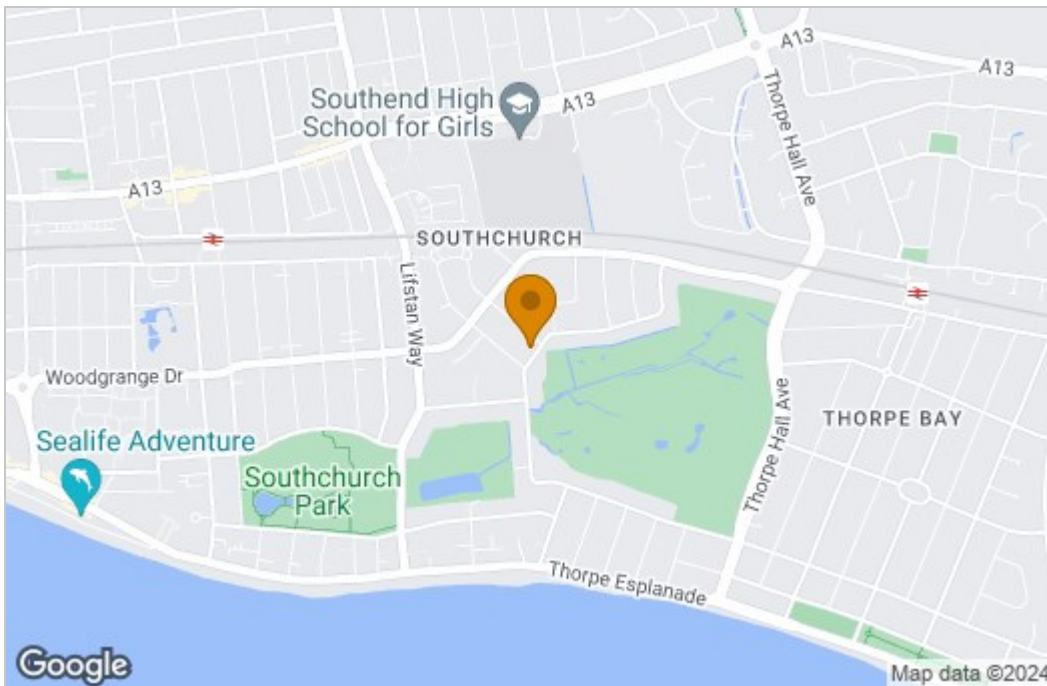
Attractive rear garden comprising large paved and shingled patio area, circular lawn. planted area, timber shed, gate to additional side patio area with gate providing access to the front and allowing access to the garage with up & over door...



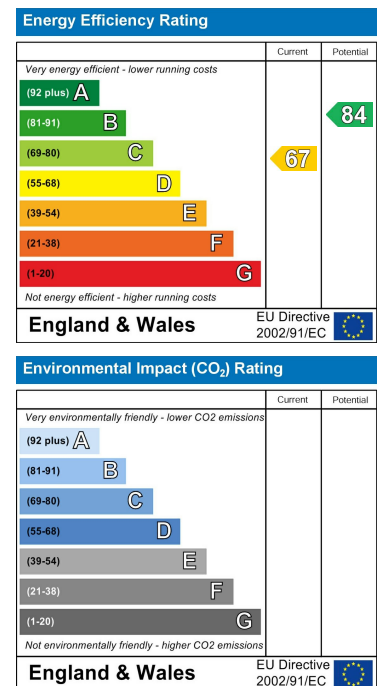
# Floor Plan



# Area Map



# Energy Efficiency Graph



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