

# Ist Call

SALES AND LETTINGS



## Lifstan Way, Essex, SS1 2XG

**£599,950**

This beautifully presented four bedroom semi detached family home is situated in a sought after location close to Southchurch Park and the seafront and has been extended to provide the perfect family accommodation with a stunning open plan kitchen/ living space with bi-fold doors onto the west facing garden. The ground floor also benefits from a spacious front lounge, utility room and a shower room whilst to the first floor is a master bedroom with en suite, a further double bedroom and beautifully appointed family bathroom. On the second floor are a further two bedrooms, one with a walk in wardrobe, as well as another shower room. With a west facing rear garden and off street parking for several vehicles an internal viewing is the only way to appreciate the size and quality of the accommodation on offer.

### Accommodation Comprising

Composite front door with double glazed side panel leading to...

### Entrance Hall



Staircase to first floor with understairs storage cupboard housing gas central heating & hot water boiler, radiator, wood flooring, smooth plastered ceiling, doors off to...

### Lounge 16'9 into bay x 11'10 (5.11m into bay x 3.61m)

Large double glazed bay window to front, radiator, wood flooring, smooth plastered ceiling...

### Utility Room 9'9 x 5'5 (2.97m x 1.65m)



Range of fitted base units with complementing working surfaces over inset single drainer stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, tall pantry cupboard, wood flooring, radiator, extractor fan, smooth plastered ceiling with inset spotlights...

### Shower Room 11'1 x 3'11 (3.38m x 1.19m)

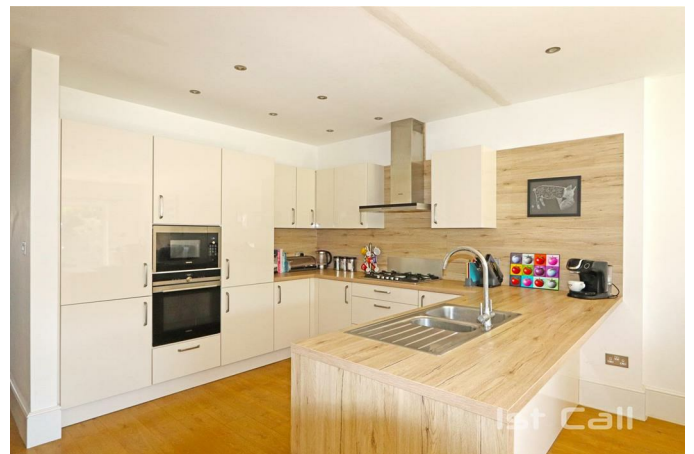


Fully tiled with large walk in shower, vanity wash hand basin, low level W.C., heated towel rail, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to side...

### Open Plan Kitchen/ Dining/ Living Room 26'7 x 17'6 (8.10m x 5.33m)



### Kitchen Area



Comprehensive range of modern fitted base units with complementing working surfaces and splashbacks, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with matching extractor hood over, integrated oven and microwave, fridge/ freezer and dishwasher,

matching range of wall mounted units, wood flooring, smooth plastered ceiling with inset spotlights, open plan to...

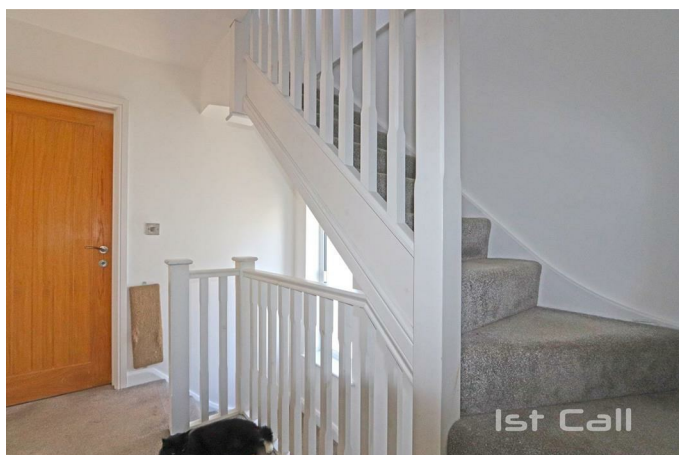
### Living Area



Double glazed bi-fold doors opening onto the west facing garden, two double glazed windows to side, two vertical radiators, wood flooring, smooth plastered ceiling with inset spotlights...



### First Floor Landing



Obscure double glazed window to side, staircase to second floor, smooth plastered ceiling with inset spotlights, doors off to...

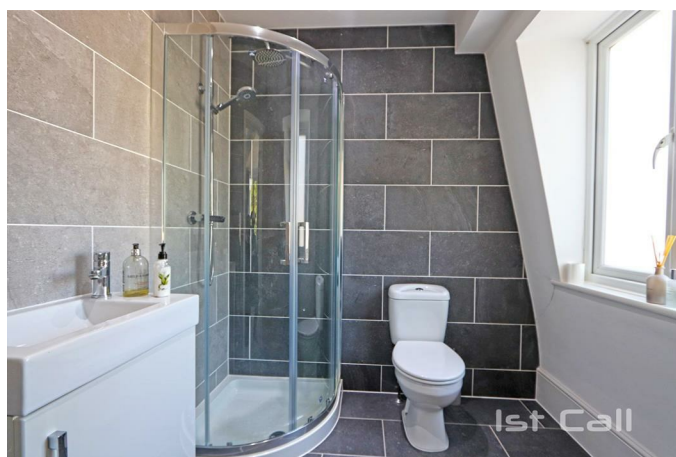
### Bedroom 1 16'10 into bay x 10'8 (5.13m into bay x 3.25m)



Large double glazed bay window to front, radiator, smooth plastered ceiling, door to...



### En Suite 6'7 x 6'4 (2.01m x 1.93m)



White suite comprising glazed corner shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, extractor fan, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to front...

**Bedroom 2 12' x 10'11 (3.66m x 3.33m)**



Double glazed window to rear, radiator, smooth plastered ceiling...

**Family Bathroom 8'7 x 7'3 (2.62m x 2.21m)**



Modern white suite comprising panelled bath with central mixer tap, separate glazed corner shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls and flooring, extractor fan, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

**Second Floor Landing**

Obscure double glazed window to side, smooth plastered ceiling, doors off to...

**Bedroom 3 10'11 x 10'6 (3.33m x 3.20m)**



Double glazed window to rear, radiator, smooth plastered ceiling with inset spotlights, door to...

**Walk In Wardrobe 7'1 x 5'5 (2.16m x 1.65m)**

Double glazed velux window to front, radiator, smooth plastered ceiling...

**Bedroom 4 7'11 x 7'11 (2.41m x 2.41m)**

Double glazed velux window to front, radiator, built in eaves storage cupboard, smooth plastered ceiling...

**Shower Room 7'7 x 6'2 (2.31m x 1.88m)**



Modern white suite comprising glazed shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls and flooring, built in storage cupboard, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to rear...

**Externally**

**Front Garden**

Block paved providing off street parking for at least 3 vehicles, double timber gates providing side access...

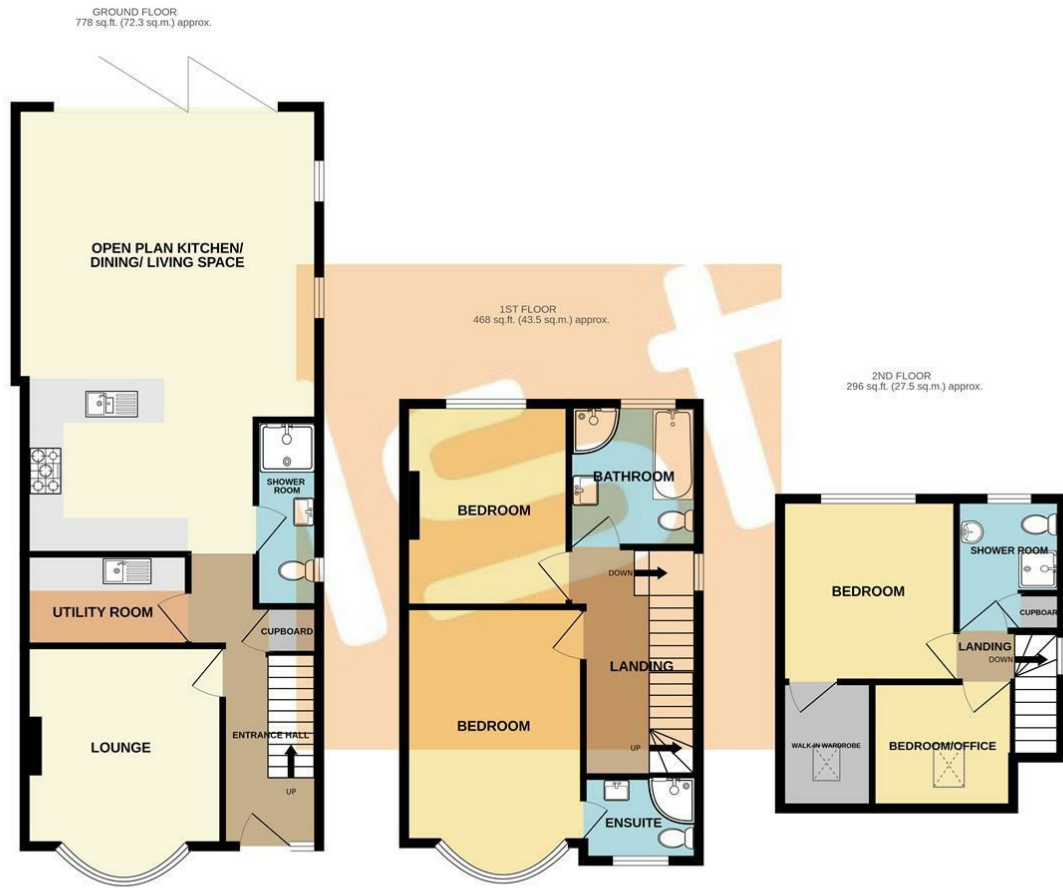
## Rear Garden



West facing rear garden comprising large paved patio area, remainder mostly laid to lawn, side storage area with twin timber gates to front...



# Floor Plan

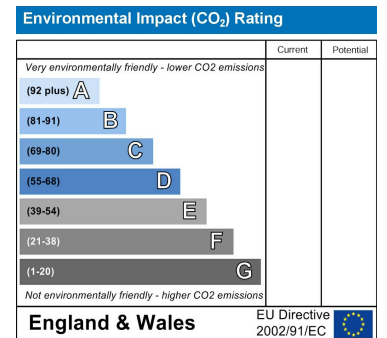
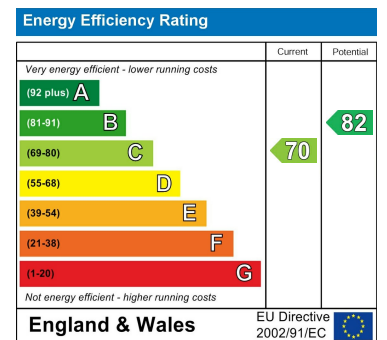


TOTAL FLOOR AREA: 1543 sq.ft. (143.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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# Area Map



# Energy Efficiency Graph



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