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Not energy efficient - higher running costs	G (1-20)		

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JOHNCOTTIS ESTATE AGENTS



Jefferies Way, Corringham, SS17 7DT | £365,000

- Stylish 3 bedroom home
- Feature open plan living space
- Scope for loft ext strpc (see drawings)
- Parking at rear
- Impressive Kitchen/Dining
- Very popular location



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Much improved impressive 3 bedroom home with stunning feature open plan styled kitchen/living space and packed with great features including rear parking, spacious layout, very popular location with close by Corringham Town Shops and Schools.

Entrance Porch: 7'9" x 2'2" (2.36m x 0.66m)

Entrance Hall: 12'4" x 6' (3.76m x 1.83m)
Double glazed window to side. Radiator. Via double glazed door. Stairs leading to first floor.

Kitchen/Diner: 17' x 10'6" (5.18m x 3.2m)
Super stylish kitchen and dining in our opinion makes this part of the home an impressive feature and has double glazed french doors to rear plus double glazed window giving visual and access to the garden. Wood style flooring, coved smooth finish ceiling, feature style radiator and modern fitted kitchen incorporating range of appliances to remain including range style cooker, neff dishwasher, bosch washing machine and side by side fridge and freezer.

Lounge: 14'5" x 11'11" x 11'1" (4.4m x 3.63m x 3.38m)
Impressive modern styling to the lounge with double glazed window to front giving view to pleasant outlook and has wood style flooring, radiator, coved smooth finish ceiling and open plan style to kitchen/diner.

Landing: 8'11" x 6'4" (2.72m x 1.93m)
Access to loft space. Fitted carpet. Door to:

Bedroom 1: 10'11" x 10'9" (3.33m x 3.28m)
Spacious bedroom one with fitted carpet, radiator, smooth finish ceiling, newly fitted wardrobes with space for a TV with an aerial and double glazed window to rear giving view over the garden.

Bedroom 2: 12' x 10'9" x 9'6" (3.66m x 3.28m x 2.9m) Great 2nd bedroom with double glazed window to front with pleasant outlook, radiator, fitted carpet and coved smooth finish ceiling.

Bedroom 3: 7'10" x 7'7" (2.4m x 2.3m)
Good size 3rd bedroom in our opinion with fitted carpet, double glazed window to front giving pleasant outlook and radiator heating.

Bathroom: 6'3" x 5'6" (1.9m x 1.68m)
Attractive modern styled bathroom with white bath, basin and wc complimented with towel rail radiator, part tiled walls, double glazed window to side and shower system over bath.

Off Road Parking: Parking space provided to the rear of the property (see photo).

Rear Garden: 38' approx max (11.58m approx max) Nicely presented we understand from the vendor southerly facing garden (see map) with hardstanding and lawn area. The summer house we understand has electric supplied to and has had insulation added. Gated access from front and to rear giving access to parking space.

Front Garden: The front garden has lawn and shrubbery, gated access to side/rear garden. Fencing to front and side boundary with pedestrian gate.

Loft Extension Potential: Subject to relevant approval/permissions being granted.

Agents Note: We understand the combination boiler was installed October 2020.

