

LULWORTH CLOSE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		50	71

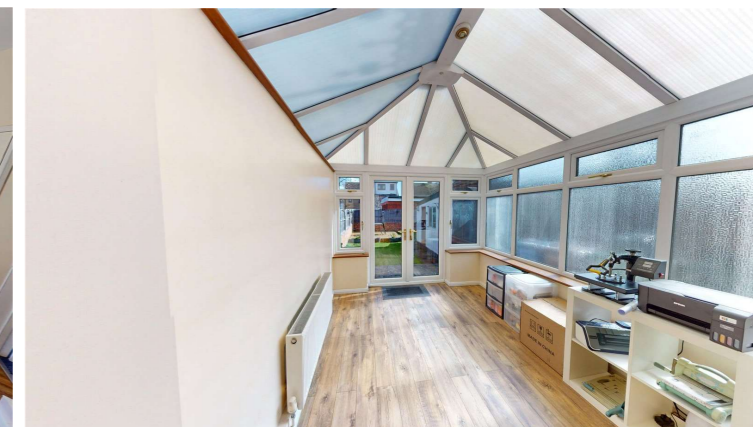
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# JOHNCOTTIS ESTATE AGENTS



### Lulworth Close, Stanford-Le-Hope, Essex, SS17 0NN | £399,995

- 3 bedroom Semi-Detached house
- Close by train station, St Cleres school
- Kitchen/dining and separate lounge
- Multiple parking & garage
- Feature conservatory
- Beautifully presented home



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Close by train station + St Clere's school and nature reserve, within small cul-de-sac is this beautifully presented 3 bedroom Semi-Detached house with feature conservatory, multiple parking, garage plus kitchen/dining room and separate lounge. Very impressive home!

**Entrance Reception Hallway:**

Double glazed window to side. Radiator. Fitted carpet. Smooth finish ceiling. Accessed via double glazed door. Stairs leading to first floor landing. Door to kitchen/diner and lounge.

**Lounge: 14'9" x 11'10" (4.5m x 3.6m)**

Double glazed window to front. Radiator. Fitted carpet. Covered cornice to smooth finish ceiling. Very nicely presented lounge.

**Kitchen/Dining: 18'1" x 10'11" (5.5m x 3.33m)**

Double glazed window to rear. Radiator. Wood style flooring. Smooth finish ceiling. Stylish open plan kitchen and dining design and has open theme linking to the conservatory also.

**Conservatory: 9'9" x 8'10" (2.97m x 2.7m)**

Double glazed windows and French doors. Radiator. Wood style flooring. Spacious conservatory design with outlook/access to the rear garden.

**Landing: 9'7" x 6'8" (2.92m x 2.03m)**

Fitted carpet. Access to loft space. Doors to bedrooms and bathroom.

**Bedroom 1: 14'3" x 11'1" (4.34m x 3.38m)**

Double glazed window to front. Radiator. Fitted carpet. Smooth finish ceiling. Light, airy modern design master bedroom with impressive space.

**Bedroom 2: 11'10" x 11'1" (3.6m x 3.38m)**

Double glazed window to rear. Radiator. Fitted carpet. Smooth finish ceiling. Another great bedroom with impressive dimensions, well presented styling and has outlook to rear.

**Bedroom 3: 8'3" x 6'7" (2.51m x 2m)**

Double glazed window to front. Radiator. Fitted carpet. Smooth finish ceiling. The third bedroom is presented well with modern tones.

**Bathroom: 6'7" x 5'8" (2m x 1.73m)**

Double glazed window to rear. Impressive, stylish and ready to relax bathroom design presented with white bath, wc and wash hand basin suite, shower screen, tiled floor and walls, smooth finish ceiling with inset lights, and radiator.

**Front Exterior:**

Multiple parking and dual drive leading to garage.

**Garage:**

Up and over door, personal door and windows.

**Garden:**

Well presented garden with deck patio and lawn. Gated access at side.

