



MARINERS COURT

SOUTHEND-ON-SEA, SS3 0DR

GUIDE PRICE £375,000
FREEHOLD

**** £375,000 - £400,000 **** - THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A LARGE CORNER PLOT OVERLOOKING OVER OPEN FIELDS IN GREAT WAKERING. BOASTING OFF-STREET PARKING, A PRIVATE GARAGE AND AMPLE STORAGE THROUGHOUT.

RP&C.
RICKY, PLANT  CHEN-PORTER

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- Positioned on a large corner plot
- Overlooking open fields
- Off-street parking
- Private garage
- Ample storage throughout
- Three good sized bedrooms
- Generous lounge/diner
- Substantial detached property
- Easy reach of a selection of amenities and well regarded schools
- Quiet cul-de-sac location



Situated on a generous corner plot within a peaceful cul-de-sac, this detached three-bedroom family home offers the perfect blend of semi-rural tranquility and convenient access to local amenities. Located in the sought-after village of Great Wakering, the property is ideally positioned close to a range of well-regarded schools, shops, and other essential services.

Externally, the home benefits from off-street parking, a private garage, and a wraparound rear garden that enjoys scenic views of the surrounding farmland. The garden provides an ideal space for outdoor entertaining or simply relaxing in a serene setting.

Inside, the property offers a wealth of storage and living space. The ground floor features a spacious open-plan lounge and dining area, seamlessly connecting to a sizeable kitchen-breakfast room – perfect for family living and entertaining. Upstairs, there are three generously sized bedrooms, a family bathroom, a separate WC, and additional further storage.

This property represents a rare opportunity to acquire a versatile family home in a highly desirable location. Internal viewing is strongly recommended to fully appreciate the space and setting on offer.

Three bedroom detached house

Entrance hallway

Lounge/diner with ample storage

Lounge area

Dining area

Kitchen

Stairs to first floor

Bedroom one

Bedroom two

Bedroom three

Bathroom

WC

Rear garden with field views

Off-street parking

Garage

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band D

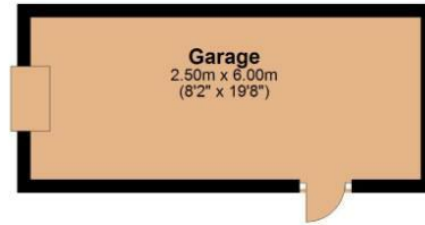
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



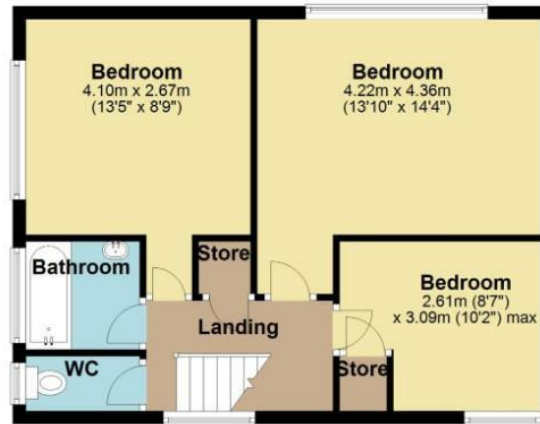
Garage
Approx. 15.0 sq. metres (161.5 sq. feet)



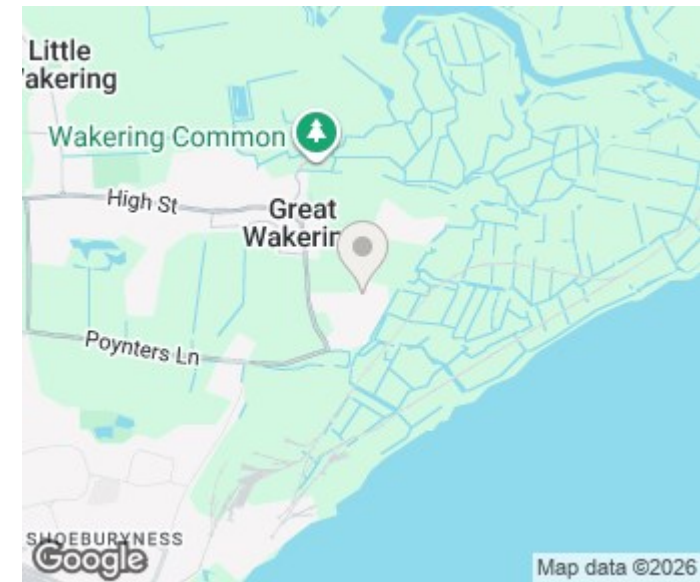
Ground Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor
Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 98.7 sq. metres (1062.3 sq. feet)
Mariners Court, Woking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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