



For Sale

Freehold

Somerset Gardens, Pitsea, **£269,995**

A VERY ATTRACTIVELY DESIGNED AND WELL APPOINTED 3 BEDROOMED HOUSE BEING OFFERED WITH NO ONWARD CHAIN, IMPRESSIVE LOUNGE DINER, LARGE 'L' SHAPED KITCHEN/BREAKFAST ROOM WITH COMPREHENSIVE FITTINGS, THREE GOOD BEDROOMS, VERY SPACIOUS BATHROOM AND WC WITH BOTH BATH AND SHOWER CUBICLE, OFF STREET PARKING FOR 1-2 VEHICLES, MODERN UPVC DOUBLE GLAZING, SECLUDED SOUTH BACKING REAR GARDEN. WALKING DISTANCE TO PITSEA TOWN CENTRE AND STATION, CLOSE LOCAL SHOPS AND BUS SERVICES AND LOCAL SCHOOLS. VIEWING HIGHLY RECOMMENDED.

Composite entrance double glazed door to:

### ENTRANCE HALL

Neat entrance hall with radiator and double glazed side lights.

### LOUNGE/DINER

18' 11" x 11' 8" (5.77m x 3.56m)

with attractive panelled walls, double radiator, 3 wall lights, fire place with log effect electric fire, beamed ceiling, UPVC double glazed oriel bay window to front elevation, UPVC double, double glazed casement doors to garden.

### KITCHEN/BREAKFAST ROOM

22' 11" x 11' 10" (6.99m x 3.61m) x 11' 10"

impressive kitchen/breakfast room which is 'L' shaped, with a range of oak faced units comprising base units with drawers and cupboards beneath, inset porcelain enamelled 1 1/4 bowl sink unit with mixer taps, plumbing for automatic washing machine, plumbing for dishwasher. A range of wall cupboards, space for fridge freezer and cooker, radiator, ceramic tiled floor, beamed ceiling, part tiled walls, under stairs storage cupboard, secondary double glazed UPVC door to front elevation, double, double glazed casement doors to garden.

straight staircase to:

### LANDING

neat first floor landing with access to loft, airing cupboard housing the "Classic" combination central heating boiler (not tested), UPVC double glazed rear elevation window.

### BEDROOM 1

11' 10" x 10' 11" (3.61m x 3.33m)

with two UPVC double glazed front elevation windows, built in wardrobe cupboard, double radiator, a range of fitted wardrobe cupboards.

### BEDROOM 2

10' 11" x 8' 0" (3.33m x 2.44m)

(into wardrobe cupboards) with a range of fitted wardrobe cupboards to one wall, further built in wardrobe cupboard, double radiator, UPVC double glazed window.

### BEDROOM 3

8' 11" x 7' 9" (2.72m x 2.36m)

with radiator, UPVC double glazed window, dado rail.

### BATHROOM

very spacious bathroom/shower room with a white suite comprising modern panelled bath, glazed shower cubicle, close





coupled low flush WC, pedestal hand basin, radiator, 2 UPVC double glazed windows, fully tiled walls.

#### EXTERIOR

Own paved driveway with off street parking for 2-3 vehicles with adjacent flower beds. There is a rear garden of approximately 55-60 foot in length which is south backing and secluded with paved patio, garden pond, numerous flowering shrubs etc. timber garden shed.



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