



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- WEST FACING SUN BALCONY
- STUNNING VIEWS TO THE REAR
- WELL FITTED KITCHEN/BREAKFAST ROOM

15 Grasmere Road, Thundersley, Essex, SS7 3HF

Guide Price £600,000

Looking for that holiday feeling? Then come and take a look at DETACHED 3/4 BEDROOM REVERSE PLAN HOME. From the FIRST FLOOR LOUNGE there is a LARGE WEST BACKING SUN TERRACE with STUNNING VIEWS. Also on this floor is the WELL FITTED KITCHEN, DINING ROOM/4th BEDROOM and useful CLOAKROOM. On the GROUND FLOOR ARE THE 3 DOUBLE BEDROOMS (2 with en suite shower rooms) family bathroom, UTILITY ROOM and PART INTEGRAL GARAGE.



Property Description

SPACIOUS ENTRANCE HALL

Part glazed entrance door leads to the spacious entrance hall with skirting radiators. Spindled staircase leads to the first floor. Coving. Airing cupboard with a radiator. Two wall light points. Personal door leads to the garage.

MASTER BEDROOM

13' 1" x 12' 8 plus door recess" (3.99m x 3.86m) Double glazed french doors and adjacent side screens lead to the rear garden. Double radiator. Sliding door wardrobes. Coving, inset ceiling spotlights. Door to :-

EN SUITE

With a 3 piece suite comprising a low level wc corner shower and wash basin on a stand with a mixer tap. Two heated towel rails. Coving. Tiled floor. Extractor fan. Half tiled to the walls. Double glazed obscure window to the side. Inset ceiling spotlights.

BEDROOM TWO

13' 2" x 9' 4" (4.01m x 2.84m) Lead light double glazed bay window to the front. Double radiator. Fitted wardrobes. Coving. Understairs recess. Door leads to the en suite.

EN SUITE

Low level wc wash hand basin and shower cubicle. Extractor fan. Coving.

BEDROOM THREE

11' 4 plus door recess" x 9' 9" (3.45m x 2.97m) Double glazed window to the rear. Radiator, coving. Fitted wardrobes to remain.





FAMILY BATHROOM

With a 3 piece suite comprising a low level wc with a concealed cistern, shower bath with a mixer tap and shower attachment and shower screen and a vanity wash hand basin with cupboards and drawers under. Tiled floor and some ceramic tiling to the walls. Door leads to the:-

UTILITY ROOM

6' 1" x 4' 7" (1.85m x 1.4m) Space and plumbing for a washing machine and tumble dryer. Wall mounted gas fired central heating boiler. Cupboards with a work surface over. Tiled floor. Coving.



FIRST FLOOR CLOAKROOM

Low level wc and wash hand basin. Radiator. Coving. Double glazed lead light bay window to the front.

LOUNGE/DINER (FIRST FLOOR)

22' 10" x 21' 6 max L shaped" (6.96m x 6.55m) This SUPERB ROOM has wide double glazed sliding patio doors leading to the WEST FACING SUN TERRACE. Feature stone fireplace with a fitted feature gas fire. 4 wall light points. Door leads to the inner lobby with further doors to Cloakroom and Study/4th Bedroom.

SUN TERRACE

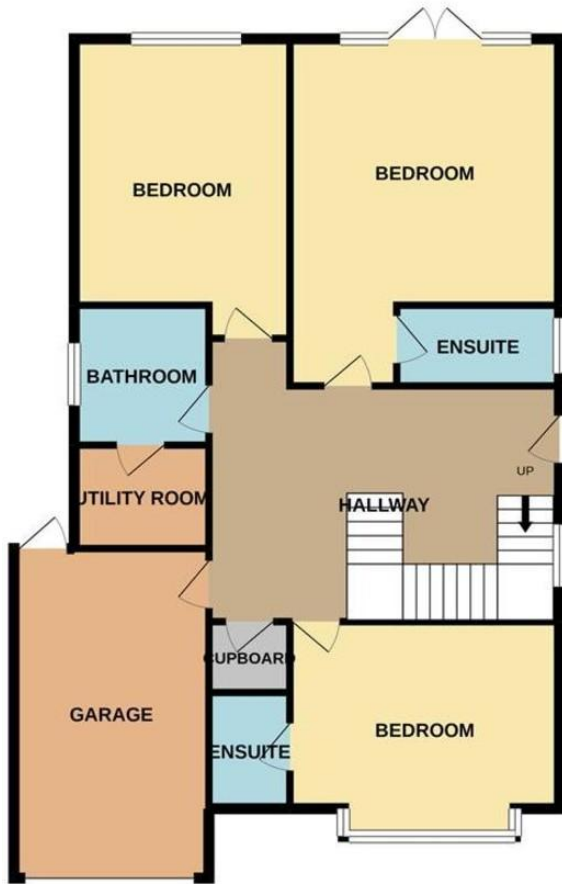
Off the lounge is this REALLY GOOD SIZE SUN TERRACE with a WESTERLY ASPECT affording glorious views. An ideal space to dine or sit with a drink and stare into the sky.

BEDROOM 4/STUDY/DINING ROOM

10' 6" x 9' 5" (3.2m x 2.87m) Lead light double glazed bay window to the front. Radiator. Coving.

KITCHEN/BREAKFAST ROOM

GROUND FLOOR



FIRST FLOOR



13' 6" x 9' 5" (4.11m x 2.87m) Well fitted with a range of gloss units at eye and base level with ample wood work surfaces over. Single drainer one and a half bowl sink unit with a mixer tap over. Bosch double oven and integrated dishwasher. 5 ring gas hob with an extractor cooker hood over. Lead light double glazed window to the front. Coving. Breakfast bar. Inset ceiling spotlights.

GARAGE

Part integral with an up and over door. Personal doors lead to the rear garden and entrance hall. Stainless steel sink unit.

REAR GARDEN

This STUNNING and WELL ESTABLISHED WOODLAND STYLE rear garden measures approximately 120' with a WESTERLY ASPECT. Various trees and shrubs. Crazy paved patio. Side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

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