



STUART THOMAS  
ESTATES



- WEST BACKING REAR GARDEN
- STUNNING FAMILY HOME
- ENORMOUS MASTER BEDROOM
- EN SUITE SHOWER ROOM

155 Lifstan Way, Southend-on-Sea, Essex, SS1 2XG

Guide Price £475,000

DONT MISS THIS ONE! This OUTSTANDING DECEPTIVELY LARGE FAMILY HOME simply has to be viewed to appreciate the BEAUTIFULLY DECORATED ACCOMMODATION on offer. With a SUPERB OPEN PLAN KITCHEN/LIVING SPACE at the rear TWO LARGE DOUBLE BEDROOMS both with WALK IN WARDROBES. There is a STUNNING GROUND FLOOR BATHROOM with UTILITY AREA and an ENORMOUS MASTER BEDROOM to the first floor with WALK IN WARDROBE and EN SUITE shower room.



## Property Description

### ENTRANCE HALL

Entrance door with a lead light glazed inset leads to the impressive and particularly spacious entrance hall. Coving with concealed lighting above. Radiator. Wood effect flooring. Dirt attracting mat. Built in cloaks cupboard. Stairs lead to the first floor with automatic lighting to the side.

### LOUNGE/KITCHEN

22' 8" x 21' 8" Max L shaped" (6.91m x 6.6m) This good size space at the rear of the property has double glazed twin French doors leading to the West backing rear garden. Built in remote controlled gas fire with a recess above for a wall mounted TV. Wood effect floor covering. Radiator and a further vertical radiator. The kitchen area is well fitted with a range of units at eye and base level with work surfaces over. Integrated oven and microwave. Integrated dishwasher. One and a half bowl sink unit with a mixer tap over. Ceramic hob. Two double glazed windows to the rear and a double glazed door and window to the side.

### LUXURY GROUND FLOOR BATHROOM

This good size bathroom is well fitted with a free standing bath with pop up waste and wall mounted taps. High flush WC. Large wash basin. Twin French doors lead to the rear garden. Black and white tiled floor. Radiator and heated towel rail. Coving. Inset ceiling spotlights. Door leads to the utility area.

### UTILITY AREA

This useful space has space and plumbing for a washing machine and a tumble dryer. Heated towel rail. Black and white tiled floor.

### BEDROOM TWO (GROUND FLOOR)





14' 1 into the bay" x 13' 7" (4.29m x 4.14m) This superb room has a double glazed lead light bay window to the front aspect. Double radiator. Coving. Door leads to the walk in wardrobe.

#### BEDROOM THREE (GROUND FLOOR)

14' 5" x 12' 8" (4.39m x 3.86m) Another excellent size room with a lead light double window to the front aspect. Fixed full depth headboard. Radiator. Coving. Ceiling rose. Door leads to the walk in wardrobe.

#### WALK IN WARDROBE

Lead light double glazed window to the front. Inset ceiling spotlights.

#### MASTER BEDROOM (FIRST FLOOR)

21' 4 narrowing to 10'2" x widening to 17' 2" (6.5m x 5.1m) This superb and excellent size room has a lead light double glazed window to the front. Radiator. Twin double glazed French doors lead to the open roof top. Inset ceiling spotlights. Door to the walk in wardrobe which in turn has access to the loft space one houses the newly installed gas fired central heating boiler.

#### EN SUITE

This superb room off the master bedroom has a 3 piece white suite comprising a low level wc with a concealed cistern, vanity wash hand basin with cupboards under and a large walk in shower with a recess for shampoo etc. Extractor fan. Electric shaver socket. Heated towel rail. Inset ceiling spotlights. Tiled floor.

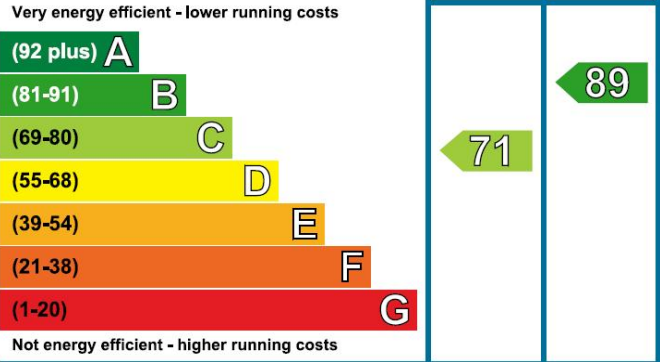
#### REAR GARDEN

This WEST BACKING rear garden is laid to lawn with a large decked area. Screen fencing. Tiled area leads to the side





access to the front. Outside water supply.



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