

stuart
thomas



- VERSATILE 3/4 BEDROOM HOUSE
- LARGE KITCHEN/DINER
- CONSERVATORY
- 3 GOOD SIZED BEDROOMS

90 Nicholson Road, Thundersley, Essex, SS7 1RJ

Guide Price £310,000

GUIDE PRICE OF £310,000 TO £325,000. SPACIOUS family home with the added benefit of a FOURTH BEDROOM/PLAYROOM/STUDY to the ground floor. GENEROUS KITCHEN DINER with CONSERVATORY leading to an UNOVERLOOKED PRETTY COURTYARD GARDEN. Located at the end of a cul de sac CLOSE TO KING JOHN SCHOOL.

Property Description

HALL

Entrance into hallway via a double glazed front door with obscure glass. Cupboard housing gas meter with cloak hanging facilities and storage cupboard above. Entrance to room currently used as a dining room and the lounge.

LOUNGE

13' 9 PLUS BAY" x 11' 4" (4.19m x 3.45m) Feature fireplace with wood surround and marble back and hearth. Double glazed bow bay window to the front. Light wood effect laminate flooring. Radiator. Opening to kitchen/diner. Door to inner hall.

DINING ROOM/BEDROOM 4/STUDY

16' 6 INTO BAY" x 7' 8" (5.03m x 2.34m) Double glazed bay window to front. Light wood effect laminate flooring. Radiator. Smooth plastered ceiling and coving.

KITCHEN/DINER

19' 8" x 10' 6 NARROWING TO 9'8"" (5.99m x 3.2m) Range of base and eye level units with solid wood doors. White ceramic sink with laminate work surface over. Space for cooker with extractor fan over. Plumbing for dishwasher. Space for fridge/freezer. Pantry cupboard. Patio door to conservatory from dining area. Double glazed window to rear with additional door to conservatory in the kitchen area. Radiator. Oak light wood laminate effect flooring to the dining area with vinyl flooring to the kitchen area. Door to inner hall.

CONSERVATORY

18' 2" x 6' 9" (5.54m x 2.06m) Extending the whole length of the house the conservatory is glazed to 2 sides with wood effect laminate flooring. Plumbing for washing machine.





Power and lighting. Radiator. Water tap. French doors to the rear garden.

INNER HALL

Stairs to the first floor and access to downstairs cloakroom.

CLOAKROOM

Wall mounted hand wash basin with close coupled WC. Extractor fan.

LANDING

Spacious landing with storage cupboard. Access to loft. Radiator. Carpet.

BEDROOM ONE

14' 1" x 9' 1" (4.29m x 2.77m) Range of fitted wardrobes with built in chest of drawers and dressing table. Double glazed window to front. Radiator. Carpet.

BEDROOM TWO

12' 4" x 10' 0" (3.76m x 3.05m) Another good sized double bedroom with a range of built in wardrobes. Double glazed window to rear. Radiator. Carpet.

BEDROOM THREE

10' 6" narrowing to 7'6" x 9' 7" (3.2m x 2.92m) Double glazed window to front. Radiator. Carpet.

BATHROOM

The bathroom has been updated and comprises a white suite with a pedestal hand wash basin, p shaped bath with glass shower screen and rain shower head with additional hand held attachment. Close coupled WC. Modern tiling to all visible walls. Chrome heated towel rail. Double glazed window to rear with obscure glass. Smooth plastered ceiling





with spotlights. Tiled floor.

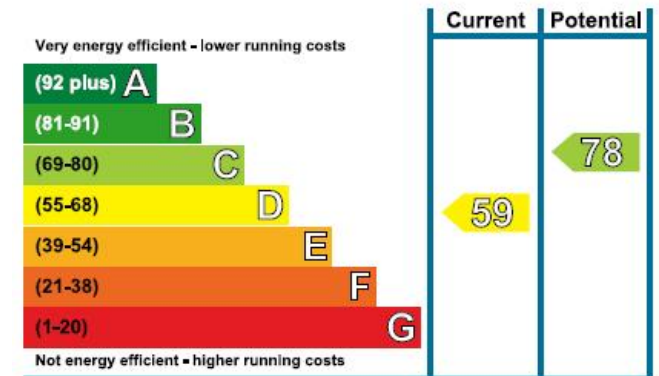
FRONT GARDEN

Off street parking with a lovely corner feature garden area fashioned out of railway sleepers with easy to maintain borders and finished off with pebbles. Personal access to rear garden.

REAR GARDEN

A good sized pretty courtyard style garden with feature borders which as the property is situated at the end of the cul de sac is unoverlooked. Shed. Personal access to front.

Energy Efficiency Rating



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