

# COUNTRYSIDE

## ESTATES



### **36 Thundersley Grove, Thundersley, SS7 3EB**

### **£685,000 Freehold**

A LARGE 5 BEDROOM CHARACTER PROPERTY LOCATED IN THIS QUIET AND HIGHLY SOUGHT AFTER LOCATION, offering excellent family accommodation with superb lounge/Diner with Bi - Fold doors leading to garden, Modern fitted kitchen with large separate utility room and three bathrooms.

Situated just off the A13 with Seevic College within walking distance, together with woodlands, and just a few minutes drive of Hadleigh town centre with a variety of shopping facilities, Thundersley village is just a short walk with primary school.

INTERNAL VIEWING HIGHLY RECOMENDED

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## Accommodation

Wooden part obscure glazed entrance door, opening through to:

## Entrance Hall



Wooden obscure glazed window to side aspect, tiled flooring, coved smooth plastered ceiling with inset spotlights. storage cupboard and radiator. Doors leading to:

## Open Plan Lounge/Diner 20'8 x 19'0 (6.30m x 5.79m)



Upvc double glazed bi-folding doors to rear garden, wooden double glazed windows to both front and side aspects, laminate wood flooring, smooth plastered ceiling with inset spotlights, feature fireplace with inset gas fire, wall mounted radiators, TV and power points, open plan to:



## Kitchen/Breakfast Room 17'1 x 10'3 (5.21m x 3.12m)



Upvc double glazed window to rear aspect, laminate wood flooring, smooth plastered ceiling with inset spotlights, modern fitted gloss kitchen with laminate worktops and matching splash backs, inset stainless steel sink with drainer and chrome mixer tap, integrated appliances comprising a six ring gas hob with stainless steel splash back and extractor fan and eye-level oven/microwave oven. Wall mounted radiator, TV and power points. Open to:



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### Ground Floor Shower Room 12'6 x 6'9 (3.81m x 2.06m)

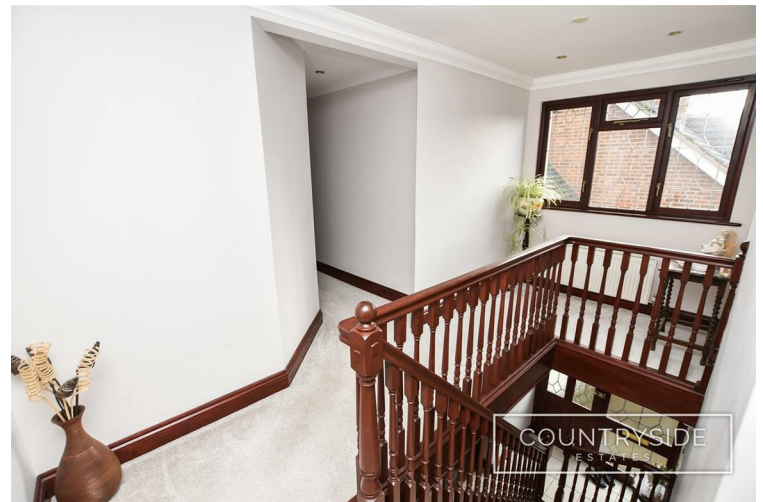


### Utility Room 13'8 x 7'4 (4.17m x 2.24m)



Wooden double glazed window to side aspect, tiled flooring, coved smooth plastered ceiling, fully tiled walls, vanity unit with inset hand wash basin and chrome mixer tap, matching fitted unit, wet room walk-in shower with rainfall shower head, close coupled W.C, wall mounted chrome heated towel rail.

### Landing



Wooden double glazed door with glazed side panels to rear, laminate wood flooring, smooth plastered ceiling with inset spotlights, matching to kitchen fitted units with laminate worktops and matching splash backs, space for washing machine, tumble dryer, dishwasher and American style fridge freezer. Wooden glazed door leading through to side access/lean to carport.

Wooden double glazed window to side aspect, coved smooth plastered ceiling with inset spotlights, carpet, access to loft via hatch, radiator. Doors leading to:

### Study/Bedroom Five 15'5 x 9'11 (4.70m x 3.02m)



Wooden double glazed windows to both front and side aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

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**Bedroom One 16'9 x 12'3 max (5.11m x 3.73m max )**



Upvc double glazed windows to both rear and side aspects, carpet, smooth plastered ceiling, radiator, TV and power points. Walk-in wardrobe/closet.

**Bedroom Two 16'2 x 11'1 (4.93m x 3.38m)**



Upvc double glazed windows to both front and rear aspect, carpet, smooth plastered ceiling, storage to eaves, radiator TV and power points.



**Bedroom Three 15'7 x 10'2 (4.75m x 3.10m)**



**En-Suite 8'8 x 6'1 (2.64m x 1.85m)**



Wooden double glazed windows to both front and side aspects, carpet, coved smooth plastered ceiling, range of fitted bedroom furniture, radiator, TV and power points.

Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, partially tiled walls, walk-in shower with glass screen and rainfall shower head, wall mounted vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, wall mouthed chrome heated towel rail.



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**Bedroom Four 12'1 x 10'1 (3.68m x 3.07m)**



Wooden double glazed windows to both front and side aspects, laminate wood flooring, coved smooth plastered ceiling, radiator Tv and power points.

**Bathroom 9'9 x 5'10 (2.97m x 1.78m)**



Wooden double glazed obscure window to side aspect, tiled flooring, coved smooth plastered ceiling with inset spotlights, fully tiled walls, modern white suite comprising jacuzzi bath, shower cubicle with glass doors, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, wall mounted chrome heated towel rail and electric shaver point.



**Rear Garden 80' x 44' (24.38m x 13.41m)**



Commencing with a spacious block paved patio and pathway leading through the lawned area past the large pond to the rear of garden. Two sheds, side access, External lighting and water tap.



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## Garage 15'8 x 11'6 (4.78m x 3.51m)

Electric up and over door, lighting and power points. Integral door leading through to entrance hall.

## Lean to Carport

Up and over garage door, plastic roof access door to utility room.

## Front Garden



Low leveled walled frontage with in and out block paved driveway, providing ample off street parking.

## Council Tax

BAND F - Castle Point Borough Council

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		
	72	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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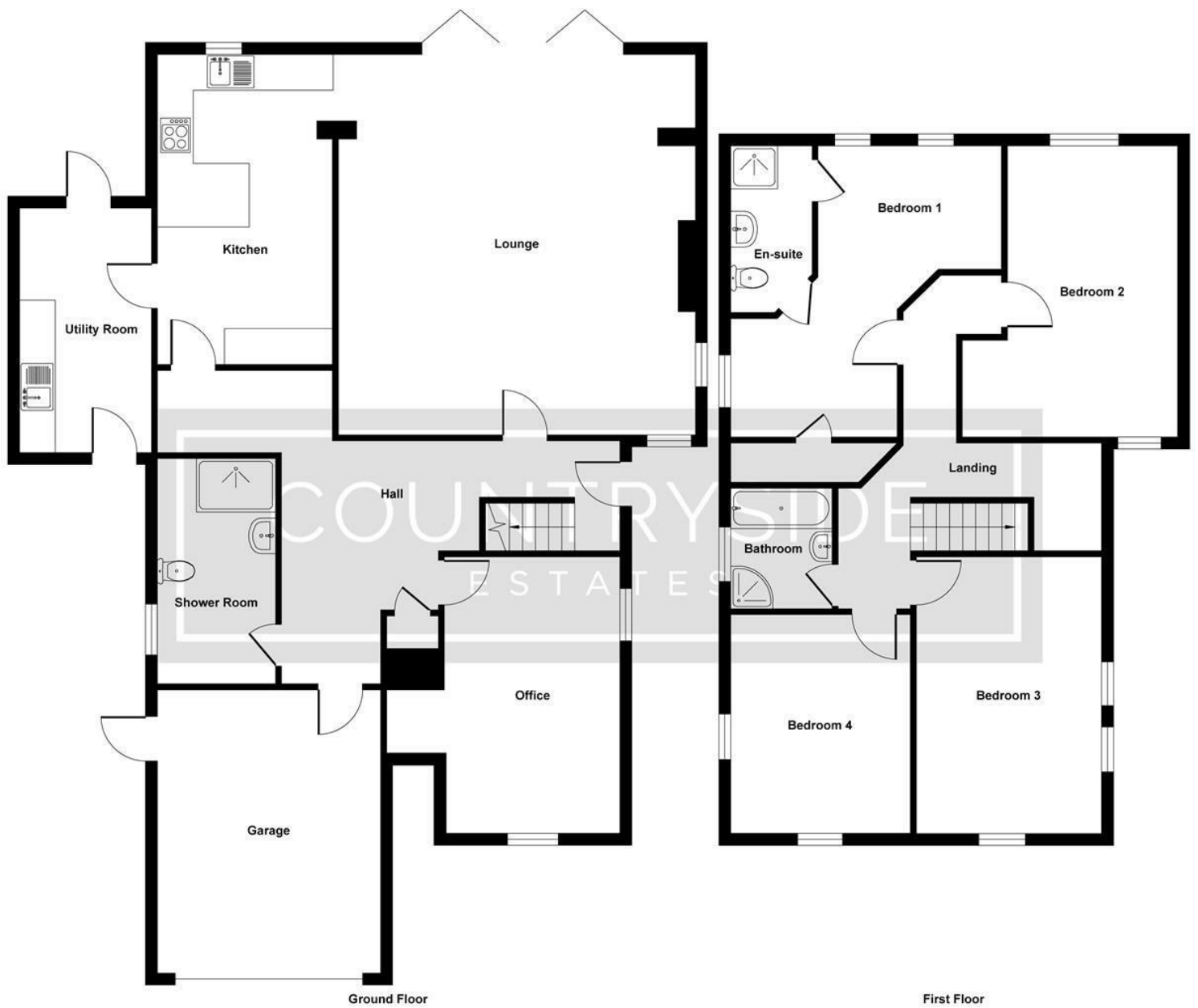


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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