

# **BARRETT** ESTATES



**27 The Spinneys, SS9 5QZ**

**£550000.00 – Freehold**



# An Introduction

The Spinneys  
£550,000.00

# Make Yourself At Home

**\*\* NO ONWARD CHAIN \*\*** Take a look inside this excellent 4 bedroom detached family home situated in this popular area, within close proximity of Heycroft Primary School & The Eastwood Academy Secondary School and within walking distance of Cherry Orchard Jubilee Country Park. This extended property further benefits from 3 reception rooms, a spacious kitchen, driveway for 2 cars and a pleasant rear garden.

Call now to arrange your viewing and avoid disappointment.

Further information:

Local Authority Southend-on-sea

Council Tax Band: E

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Conservation Area No

Flood Risk Very Low

Floor Area 1,625 ft<sup>2</sup> / 151 m<sup>2</sup>

Plot Size 0.06 Acres

Mobile Coverage



## The Hallway

The large hallway presents an extremely grand entrance to the home, with a large walk in cupboard by the front door and a large cupboard that extends under the stairs there is lots of storage to be had in this room.

## The Lounge

The lovely sized lounge has ample space for all the living room furniture with a large feature fireplace that can be brought back to the open chimney is wished. Large bay window to the front, folding doors into the dining room

## The Dining Room

The separate dining room provides the space to keep the dining out of the living room and then some, folding doors leading back to the lounge and open plan with the conservatory at the rear.

## The Kitchen

The large well fitted kitchen offers an abundance of cupboard and worktop space. Currently fitted with double size range cooker, built in dishwasher, single drainer white 1 & 1/2 bowl sink unit with mixer taps and 'Vaillant' combi boiler. Windows to the garden, door to the dining room and back to the hallway

## The Conservatory

The lovely sized conservatory provides that much needed extra living space for any size family. Being 1/2 windowed all round and a perspex ceiling allows plenty of light into the room. Door into the garden.



## The Ground floor wc

Two piece white suite comprising of low flush wc and wall mounted wash hand basin. Chrome heated towel rail and window to the side.

## The Stairs & Landing

The landing leads to all rooms on the first floor and the stairs back to the ground floor. Good size cupboard and loft hatch. Window to the side.

## The Bedroom One

The extremely large, extended bedroom one has an abundance of space for all the bedroom furniture and then some. Great potential for installing an en-suite or dressing room. Windows to the front.

## The Bedroom Two

The double sized bedroom two has plenty of space for all the bedroom furniture. Windows to the garden

## The Bedroom Three

The double sized bedroom three has ample space for the bedroom furniture. Windows to the garden

## The Bedroom Four

The good size bedroom four has space for all the bedroom furniture. Windows to the front

## The Bathroom

The bathroom incorporates a white three piece suite comprising of low flush wc, wooden paneled bath with mixer taps and shower above and pedestal wash hand basin. Chrome heated towel rail and window to the side.

## The Garden

The pleasant rear garden is patioed to the immediate of the home and the remainder is laid to lawn with some trees and shrubs to the borders. Side gated access.

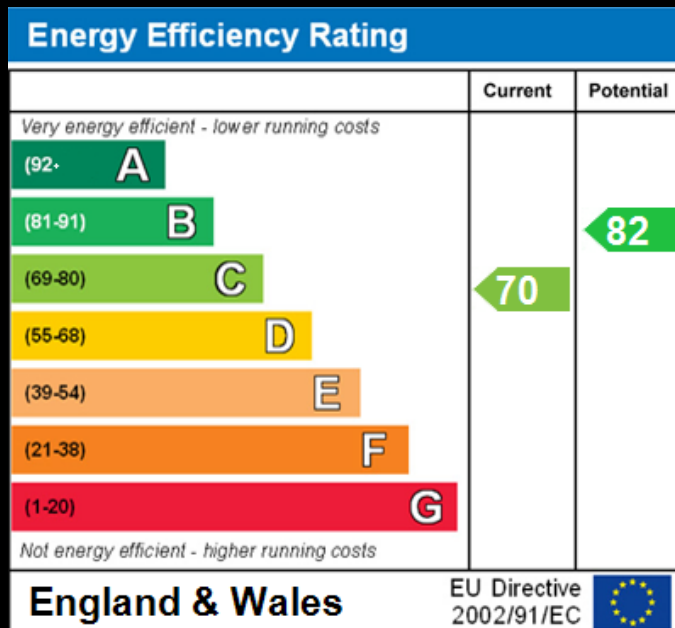
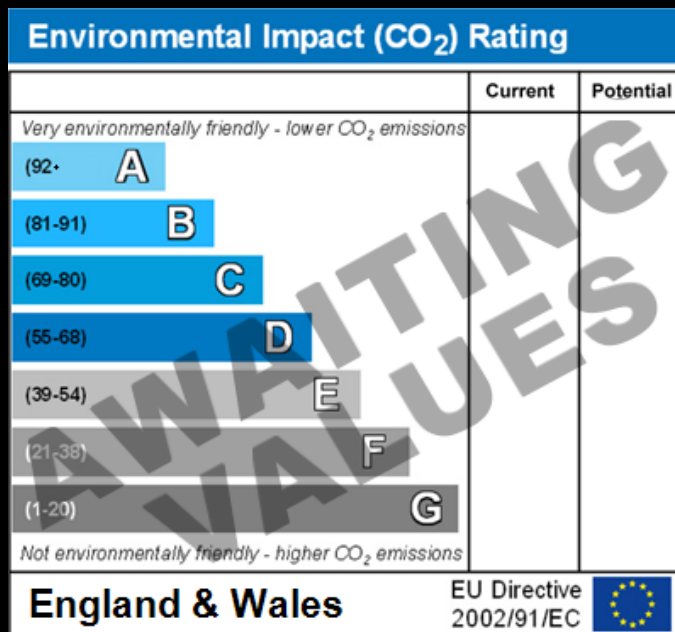


## The Driveway

The driveway offers off road parking for 2 vehicles.

## Key Features

- Large lounge with feature fireplace
- Ground Floor wc
- Conservatory
- Bathroom / wc with shower
- Pleasant rear garden
- Driveway for 2 Vehicles
- No Onward Chain
- Spacious Well Fitted Kitchen
- Separate Dining Room
- Ground Floor wc
- Four Double Bedrooms
- Gas Central Heating



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract

# Ground Floor

