

## Parkstone Avenue, Thundersley, SS7 1SP



**£575,000**

WILLIAMS & DONOVAN are pleased to offer for sale this character three/four bedroom detached house, situated in a desirable Thundersley cul-de-sac location, within easy walking distance of The King John School and Thundersley Glen, and close to local transport links. This property has been lovingly refurbished by the current owners and extended to provide versatile accommodation including a 19' lounge; 12' 4" dining room; conservatory; 15' 2" kitchen/family room; ensuite and dressing room to bedroom one; loft room and an un-overlooked 54' approx. rear garden. EPC rating - D. Our ref: 14150



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Accommodation comprises:

Entrance via obscure leadlight wooden door to:

## RECEPTION HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Further built in storage cupboard. Radiator. Tiled floor. Doors to:

## LOUNGE 19' x 12' (5.79m x 3.66m)

Skimmed ceiling. UPVC double glazed leadlight window to front aspect. Feature fireplace housing multi purpose fuel burner to remain. Radiator.

## STUDY 6' x 5' 1" (1.83m x 1.55m)

Skimmed ceiling. UPVC double glazed leadlight window to front aspect. Radiator. Laminate wood effect flooring.

## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Two piece suite comprising close coupled w/c and wall mounted wash hand basin with solid wooden splashback and chrome mixer tap. Radiator. Tiled floor.

## KITCHEN/FAMILY ROOM 15' 2" x 12' 3" (4.62m x 3.73m)

Skimmed ceiling. Spotlight insets. UPVC double glazed lead light window to rear aspect. Range of base and eye level units. Square edged working surfaces. Inset twin ceramic sink with chrome mixer tap. Space for range cooker with tiled splashback. Matching central island with storage cupboards and shelving. Recessed space for fridge/freezer, with storage cupboards over. Tiled floor with under floor heating.



## LAUNDRY ROOM/PANTRY

Space and plumbing for washing machine. Space for tumble drier.

## DINING ROOM 12' 4" x 11' 3" (3.76m x 3.43m)

Skimmed ceiling. Tiled floor with under floor heating. Opening to:



## CONSERVATORY 12' 5" x 11' (3.78m x 3.35m)

Double glazed CONSERVATORY. Double opening doors to side providing access to REAR GARDEN. Tiled floor with under floor heating.



## BOOT ROOM 15' 7" x 3' 8" (4.75m x 1.12m)

Skimmed ceiling. Spotlight insets. Part panelled walls. Obscure uPVC double glazed door to FRONT aspect. Further uPVC double glazed door to REAR aspect. Wall mounted boiler with storage cupboard surround, containing controls for under floor heating.

## FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch with loft ladder providing access to LOFT ROOM. UPVC double glazed leadlight window to rear aspect. Door to walk in airing cupboard. Doors to:

## BEDROOM ONE 12' x 11' 4" (3.66m x 3.45m)

Skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Radiator. Doors to:



**ENSUITE 5' 6" x 4' (1.68m x 1.22m)**

Skimmed ceiling. Three piece white suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and double shower cubicle with wall mounted shower and tiled surround. Tiled floor with under floor heating.

**WALK IN DRESSING ROOM 8' 8" x 3' 9" (2.64m x 1.14m)**

Shelving and rails to remain.

**BEDROOM TWO 10' x 9' 10" (3.05m x 3m)**

Skimmed ceiling. UPVC double glazed leadlight window to front aspect. Radiator.



**BEDROOM THREE 9' 9" x 9' 2" (2.97m x 2.79m)**

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

**BEDROOM FOUR/STUDY 7' 7" x 5' 9" (2.31m x 1.75m)**

Skimmed ceiling. UPVC double glazed leadlight window to rear aspect. Radiator. Laminate wood effect flooring.

**BATHROOM 9' 9" x 7' 1" (2.97m x 2.16m)**

Skimmed ceiling. Spotlight insets. Obscure uPVC double glazed leadlight window to front aspect. Four piece white suite comprising close coupled w/c, designer vanity mounted wash hand basin with chrome mixer tap, free standing double ended bath with chrome shower mixer tap

and shower cubicle. Designer heated towel rail. Part panelled walls. Tiled floor.



**LOFT ROOM 14' 1" x 7' 8" (4.29m x 2.34m)**

Skimmed ceiling. Double glazed Velux window to rear aspect. Storage area. Eaves storage cupboard.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property, a driveway provides off street parking for two vehicles. Double opening doors to side storage area with access to **BOOT ROOM**.

The **REAR GARDEN** is un-overlooked and measures approx. 54'. Commencing with paved patio leading to lawn. Raised decking area to side and rear. Sheds to remain. Bar area. Sumerhouse to remain. Pedestrian access to **FRONT** via side gate. Fencing to all boundaries.

**SUMMERHOUSE 13' 4" x 9' 10" (4.06m x 3m)**

With power and lighting. Double opening doors to **FRONT**.

**GAZEBO 10' 2" x 9' 9" (3.1m x 2.97m)**

With power and lighting. With retractable canvas screens.

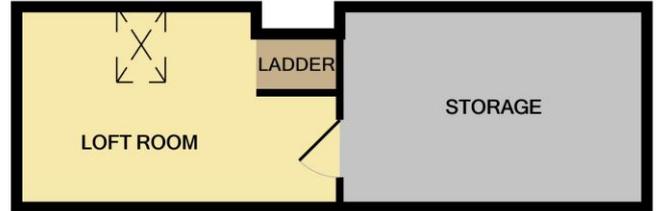


**Agent's Note:** This property benefits from having an extra driveway and GARAGE situated almost opposite the property. This is approx. 95' x 9' driveway with double length GARAGE with up and over door.

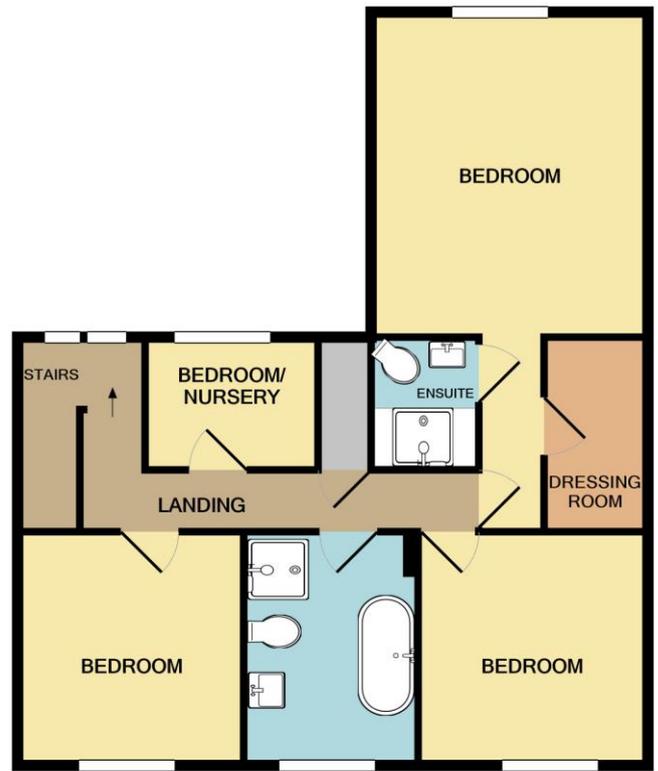
TOTAL APPROX. FLOOR AREA 1989 SQ.FT. (184.8 SQ.M.)  
 Made with Metropix ©2021



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1079 SQ.FT.  
 (100.3 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 234 SQ.FT.  
 (21.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 676 SQ.FT.  
 (62.8 SQ.M.)

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.