



STUART THOMAS  
ESTATES



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- EXTENSIVE VIEWS OVER FARMLAND
- THREE DOUBLE BEDROOMS
- DINING ROOM/BEDROOM FOUR
- EN SUITE SHOWER ROOM

198 Little Waking Road, Little Waking, Southend-on-Sea, SS3 0JN

£485,000

What a view! Relax in the CONSERVATORY of this THREE/FOUR BEDROOM family home and enjoy the PANORAMIC VIEWS over the FIELDS. Lounge with WOOD BURNING STOVE. Dining Room/Bedroom 4. THREE DOUBLE FIRST FLOOR BEDROOMS MASTER WITH AN EN SUITE SHOWER ROOM. NO ONWARD CHAIN





## Property Description

### ENTRANCE LOBBY

Double glazed entrance door with a stained glass inset leads to the entrance lobby. Further door with a stained glass inset leads to the:-

### ENTRANCE HALL

Stairs to the first floor with a cupboard under. Dado rail. Coving. Radiator.

### CLOAKROOM

With a low level wc and hand wash basin. Obscure double glazed window to the side. Lino floor covering. Radiator. Coving. Extractor fan.

### LOUNGE

This good size room across the rear of the property has a wood burning stove. Double glazed window to the rear. Sliding patio doors lead to the conservatory. Two radiators.

### DINING ROOM/ BEDROOM FOUR

With a double glazed bay window to the front. Radiator. Cupboard housing the service meters and stop cock. Two inset ceiling spotlights. Lino floor covering.

### KITCHEN/BREAKFAST ROOM.

Fitted with a range of units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Extractor cooker hood. Space and plumbing for a washing machine. Wall mounted gas fired central heating boiler. Double glazed window to the front. Double glazed door to the side. Coving. Ample space for a table and chairs.







#### CONSERVATORY

With double glazed french doors leading to the garden and offering extensive views over farmland. Lino floor covering. Double radiator. Wall light point.

#### BEDROOM ONE

This particularly good size main bedroom has two double glazed windows to the rear offering views over farmland. Two radiators. Mirrored fronted wardrobes to remain. Laminate flooring. Coving. Door leads to the:-

#### ENSUITE

Three piece white suite comprising a low level wc pedestal hand wash basin and shower cubicle. Obscure double glazed window to the side. Coving. Extractor fan.

#### BEDROOM TWO

Double glazed window to the front. Radiator. Coving.

#### BEDROOM THREE

Double glazed window to the front. Radiator. Coving.

#### BATHROOM

Three piece white suite comprising a low level wc pedestal wash basin and shower bath with screen and an independent shower over the bath. Obscure double glazed window to the side. Extractor fan. Heated towel rail.

#### REAR GARDEN

Offering extensive views over open farmland. Laid to lawn with a paved patio. Two sheds. External water supply. Side access to the front.

#### GENERAL

Tenure Freehold  
Rochford District Council  
Council Tax Band D





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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