



Brown & Brand



**Sunnymede Close**

Thundersley, SS7 3QT

- Three Bedroom semi detached house
- Cul-de-sac location close to Thundersley village
- Stunning Kitchen/diner/family room
- Undergone many improvements by current vendors

**Guide Price £400,000 to £425,0000**







## Property Description

Situated in a highly desirable cul-de-sac close to Thundersley Village and excellent local schools, this beautifully presented three-bedroom semi-detached home has been thoughtfully improved throughout to offer stylish and modern family living.

The accommodation comprises an inviting entrance hallway, a spacious L-shaped lounge/diner with a feature fireplace, and a stunning kitchen/dining/family room with French doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms and a contemporary three-piece family bathroom suite.

Externally, the property boasts a beautifully landscaped rear garden, perfect for entertaining, and a block-paved driveway providing ample off-street parking.







## ACCOMMODATION

Approached via composite door with double glazing giving access to

## ENTRANCE HALLWAY

Radiator, fitted carpet, double glazed window to side. Stairs to first floor with under stairs cupboard housing electric and gas metre.

## LOUNGE

22' 5" x 14' 5 (Reducing to 8'6)" (6.83m x 4.39m) Double glazed bay window to front. Coving to ceiling. Electric feature fireplace. Radiator to two walls. TV point. Ceiling rose.



## KITCHEN/DINER/FAMILY ROOM

19' 2 (Reducing to 10'8)" x 18' 8" (5.84m x 5.69m)

## KITCHEN AREA

The kitchen is beautifully fitted with modern eye and base units with laminate work surfaces over incorporating four ring gas hob with extractor fan above. Tiled splashback. Fitted gas oven and grill. Cupboard housing wall mounted boiler. Space and plumbing for washing machine. Space for large freestanding fridge freezer. Space for further freezer. Integrated dishwasher. Smooth plastered ceiling with inset spotlights. Double glazed French windows to both side and rear. Breakfast island with cupboard space and drawers. Laminate flooring.



## DINING AREA

Double glazed French Doors and windows to rear. Laminate flooring. Radiator. Smooth plastered ceiling with inset spotlights.

## FIRST FLOOR ACCOMMODATION

## LANDING

Double glazed window to side. Fitted carpet. Radiator. Loft access







### **BEDROOM ONE**

11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window to rear. Radiator. Fitted carpet. Coving to ceiling.

### **BEDROOM TWO**

11' 3" x 9' 10" (3.43m x 3m) Double glazed window to front. Radiator. Fitted carpet.

### **BEDROOM THREE**

9' 7" x 8' 2" (2.92m x 2.49m) Double glazed window to front. Radiator. Fitted carpet. Storage cupboard.



### **BATHROOM**

Three-piece suite comprising vanity sink unit with mixer tap. WC. P- shaped bath with shower attachment. Tiled walls. Lino flooring. Obscure double glazed window to rear. Smooth plastered ceiling with inset spotlights. Extractor fan.

### **EXTERNALLY**

#### **PARKING**

Parking is provided via a block paved driveway providing parking for two cars

#### **REAR GARDEN**

The rear garden is mainly laid to lawn with an attractive paved entertaining area, complete with a pergola with shelter. Beautiful raised flower and shrub borders add colour and character, wooden shed. The garden is enclosed by privacy fencing, creating a secure and secluded outdoor space ideal for relaxing or entertaining.







### Energy performance certificate (EPC)

|                                           |                                       |                                                                    |
|-------------------------------------------|---------------------------------------|--------------------------------------------------------------------|
| 2, Sunnymede Close<br>883W1JST<br>SS7 3QT | <div>Energy rating</div> <div>D</div> | <div>Valid until:</div> <div>12 December 2028</div>                |
|                                           |                                       | <div>Certificate number:</div> <div>9567-2817-7022-9968-2305</div> |

Property type

Semi-detached house

Total floor area

100 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

The graph shows this property's current and potential energy rating.

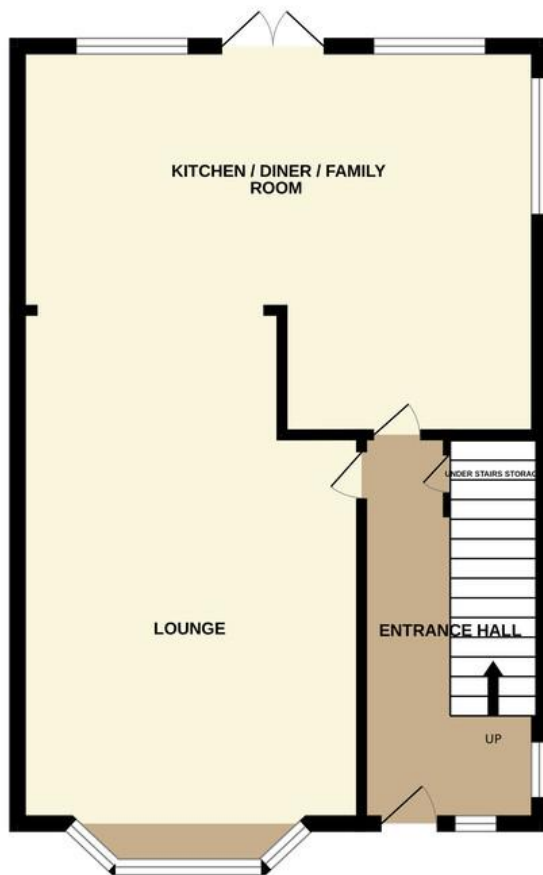
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

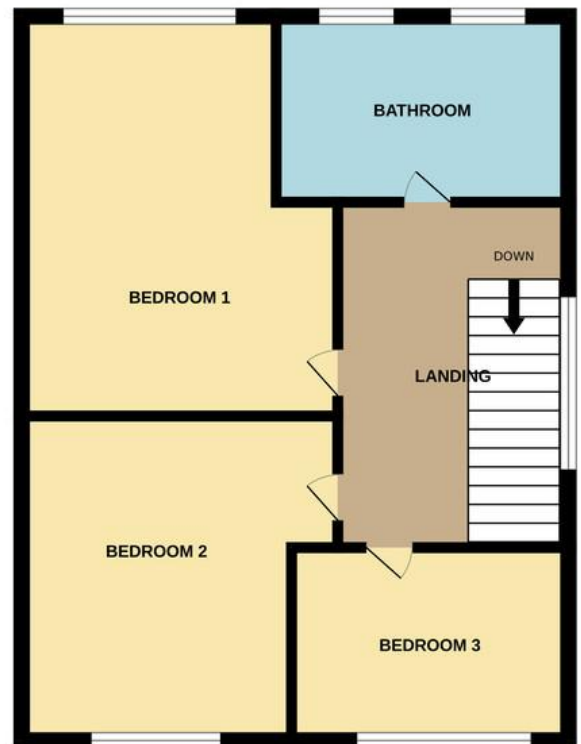
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    | 79 G      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-38  | G             |         |           |



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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