

**SONNING WAY**  
**SOUTHEND-ON-SEA, SS3 8YQ**

**ASKING PRICE £795,000**  
**FREEHOLD**

\*\* EXECUTIVE & FULLY DETACHED FOUR BEDROOM HOUSE OCCUPIES AN IMPRESSIVE PLOT WITH PARKING FOR SEVERAL CARS AND DOUBLE GARAGE - QUIET NO THROUGH ROAD LOCATION - IMMACULATELY PRESENTED FAMILY HOME THROUGHOUT \*\*

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# SONNING WAY

- Impressive executive detached house
- Four double bedrooms
- Family bathroom, en suite and ground floor guest shower room
- Three reception rooms including a stunning sitting room with vaulted ceiling
- Bespoke kitchen which has been installed recently & utility room
- Double glazed & gas central heating
- Beautifully landscaped garden presented in meticulous order
- Dual width driveway provides ample parking & double garage
- Popular select development in North Shoebury
- Quiet no through road



RP&C Estate Agents are proud to present this exceptional and deceptively spacious four-bedroom detached family residence, enviably positioned within a select and peaceful development in the highly desirable North Shoebury area.

Having been lovingly maintained and beautifully presented by the current owners, this impressive home offers an abundance of versatile living space, perfectly tailored for modern family life. With four generous double bedrooms, three bathrooms, and three elegant reception rooms including a wonderful sitting room extension with vaulted ceiling. The property effortlessly blends comfort, style, and practicality throughout.

The accommodation commences with a welcoming and spacious entrance hallway, setting the tone for the quality within. A stylish guest shower room/WC provides convenience, while the ground floor unfolds into three well-proportioned reception areas, ideal for both entertaining and everyday living. Particular mention must be made of the bespoke sitting room, featuring a striking vaulted ceiling and offering a wonderful outlook over the garden, flooding the space with natural light. The heart of the home is undoubtedly the superb kitchen/dining room, thoughtfully designed for family gatherings and complemented by a separate utility room.

To the first floor, the property continues to impress with four beautifully appointed double bedrooms. The principal suite benefits from its own en suite facilities, while the remaining bedrooms are served by a luxurious four-piece family bathroom, finished to an excellent standard.

Externally, the home enjoys a truly stunning rear garden, expertly landscaped and meticulously maintained, providing a private and tranquil setting. A recently installed patio area offers the perfect space for outdoor dining and entertaining during the warmer months. To the front, the property boasts an extensive driveway providing off-street parking for at least four vehicles, leading to a double garage. The front garden is equally attractive, with mature shrub borders enhancing the home's already impressive kerb appeal.

Situated on Sonning Way, a quiet no-through road, this superb home is ideally located for families, with convenient access to highly regarded local schools, including both infant and junior options, as well as reputable private schools. Excellent transport links are within easy

reach, along with the popular amenities of Thorpe Bay Broadway and the nearby seafront.

A truly outstanding home offering space, quality, and location in equal measure. An early viewing is strongly advised.

## Entrance

Feature Composite entrance door leads to

### Entrance Hallway 10'10 x 9'2

Obscure uPVC double glazed window to side aspect. Stairs rising to first floor accommodation with spindle balustrade and door to understairs, storage cupboard. Radiator. Panelled door to recessed cloaks cupboard housing consumer unit & utility meters. Panelled doors to Living Room, Study, and Kitchen. High quality laminate wood effect flooring. Coving to ceiling edge. Further doors to:

### Guest Shower Room/W.C 6'0 x 5'1

The modern white three-piece suite comprises grey glossy tiled shower enclosure with integrated shower unit, dual flush W.C and wall hung vanity wash hand basin with mixer taps over and drawers under. Attractive three-quarter matching tiling to the remaining walls. Porcelain tiled flooring. Ladder style heated towel rail. Smooth plastered ceiling inset with recessed lighting inset with ceiling mounted extractor fan.

### Office 8'10 x 6'10

Leaded uPVC double glazed window to front aspect. Laminate wood effect flooring. Radiator. Coving to ceiling edge.

### Lounge 15'10 x 15'1 max

Leaded uPVC double glazed square bay window to front aspect. Further uPVC double glazed window to front aspect. Feature marble fireplace surround inset with electric coal effect fire. Dado rail. TV aerial point. Two radiators. Coving to ceiling edge.

### Kitchen/Dining Room 23'1 x 9'4

Pair of lead light uPVC double glazed windows to rear aspect overlooking the garden and vaulted sitting room. Panel door to utility room. The contemporary and recently remodelled kitchen is fitted with a comprehensive range of sage eye and base level units with square edge white quartz stone working surfaces over with inset single drainer 1.5 bowl 'villeroy & boch' ceramic sink unit with 'abode' brushed steel mixer tap over. Three pull out larder storage units with pull out corner carousel unit. Under unit lighting. Impressive fitted five ring induction hob and contemporary slimline extractor canopy over with matching quartz stone Splashback upstands to three walls with tall quartz stone splashback

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panel behind the induction hob. Integrated 'Neff' dishwasher. Integrated Neff oven with second Neff oven/microwave above fitted to tall oven housing unit. Concealed wall mounted boiler. Grey wood effect laminate flooring. Coving to textured ceiling. To the breakfast/dining area there is double glazed solid wooden bi-fold doors opening to the vaulted sitting room. Radiator. Grey wood effect laminate flooring. Coving to textured ceiling.

## Utility Room 6'8 x 5'10

Space & plumbing for various utility appliances including an American style Fridge/freezer. Grey wood effect laminate flooring, venting for tumble dryer and ceiling mounted extractor fan.

## Sitting Room With Vaulted Ceiling 13'5 x 10'2

uPVC double glazed windows to three aspect with leaded fan light openers. pair of uPVC double glazed French doors opening onto the rear garden. Grey wood effect laminate flooring. pair of electric smart radiators. Feature vaulted smooth plastered roofline inset with down lighting, additional down lighting inset into ceiling plinth. Two Velux opening tilt/turn roof light windows, glazed gable end.

## First Floor Landing 9'8 x 8'5

Spindle balustrade. panelled door to airing cupboard with linen shelving and shower pump. panelled doors to all bedrooms and family bathroom. coving to ceiling edge inset with access to loft space via pull down ladder. doors to:

## Bedroom One 12'9 x 12'2

Leaded uPVC double glazed box bay window to front aspect with further leaded uPVC double glazed window adjacent. Radiator. TV aerial point. Coving to ceiling edge. Panelled door to:

## En Suite 7'4 x 5'9

Obscure leaded uPVC double glazed window to side aspect. The modern white three piece suite comprises independent tiled double length shower cubicle with integrated power shower unit, vanity top sink unit with mixer taps over and storage drawers under, dual flush w.c. Tiling to all visible walls with border tile inlay. Tiled flooring. Ladder style heated towel rail. Coving to smooth plastered ceiling.

## Bedroom Two 10'8 x 9'1

Leaded uPVC double glazed window to rear aspect. Radiator. TV aerial point. Built in mirror fronted slide'a'robe wardrobe to alcove. Coving to ceiling edge.

## Bedroom Three 10'0" x 9'1

Leaded uPVC double glazed window to rear aspect. Radiator. Built in

mirror fronted slide'a'robe wardrobe to alcove. TV aerial point. Coving to ceiling edge.

## Bedroom Four 9'10 x 8'8

Leaded uPVC double glazed window to front aspect. Radiator. Coving to ceiling edge.

## Luxury Family Bathroom 9'6" x 6'7

Obscure leaded uPVC double glazed window to side aspect. The luxurious four piece family bathroom comprises a double width shower enclosure with integrated power shower unit, wall hung vanity wash hand basin with mixer tap over, dual flush W.C and panelled enclosed corner bath with mixer tap over with shower attachment. Tiling to all visible walls with tiled border inlay. Tiled flooring. Ladder style heated towel rail. Coving to smooth plastered ceiling.

## Landscaped Mature Garden

The garden commences with an African sandstone patio which extends to both sides of the garden incorporating a matching raised sun lounging/entertaining area with secondary patio/deck. The remainder of the garden is mainly laid to lawn with part raised flower beds with mature trees/shrubs. Small corner paved area currently used for potted plants. Wall mounted exterior water tap. 'Dusk to dawn' lighting. Further 'sensor lighting'. Gated side access. Fencing to boundaries. Courtesy door to double garage.

## Frontage

An impressive dual width paved driveway provides parking for at least four large cars. The remainder is laid to lawn with a mature hedge extending across the garden frontage, white stones and raised paved area for potted plants, maturing magnolia tree, side gated access to the rear garden.

## Double Garage 20'1 x 16'9

Accessed via a pair of electric / remote roller shutter doors. Pitched roof which has been part boarded providing ample eaves storage space & pull down ladder. Power and lighting. Fitted storage units and work surface to the back wall. Courtesy door to Garden.





# SONNING WAY

## ADDITIONAL INFORMATION

**Local Authority** – Southend on sea

**Council Tax** – Band F

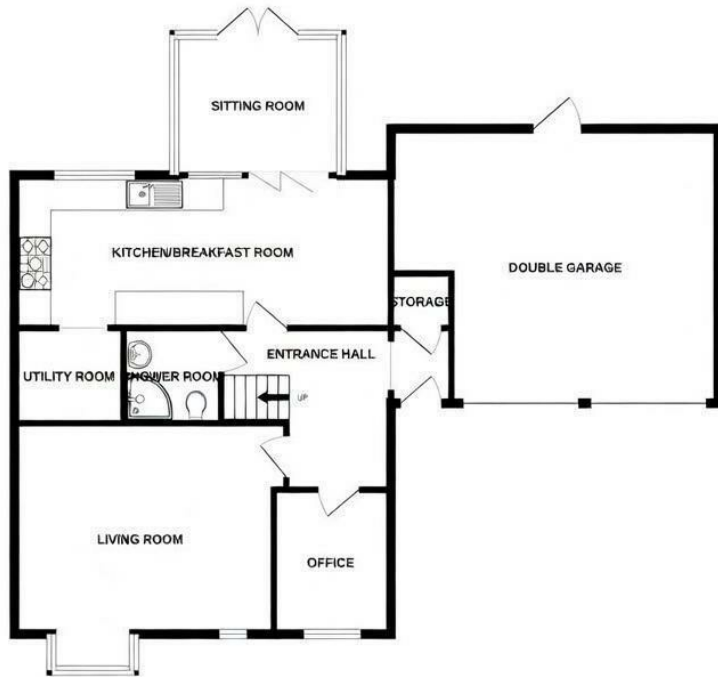
**Viewings** – By Appointment Only

**Floor Area** – 1763.00 sq ft

**Tenure** – Freehold



GROUND FLOOR  
100.6 sq.m. (1003 sq.ft.) approx.

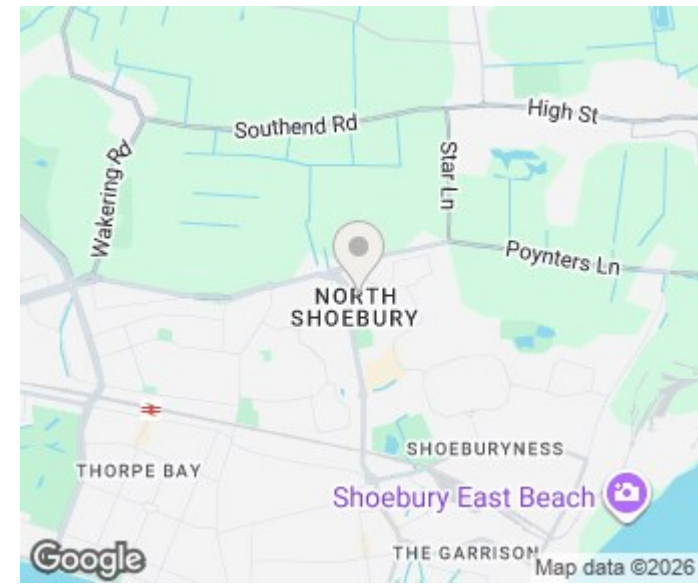


1ST FLOOR  
63.2 sq.m. (680 sq.ft.) approx.



TOTAL FLOOR AREA: 163.8 sq.m. (1763 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the drawings contained here, measurements of areas, volumes, heights and any other figures are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metronom 25/02/23



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Current: 71  
Potential: 82

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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