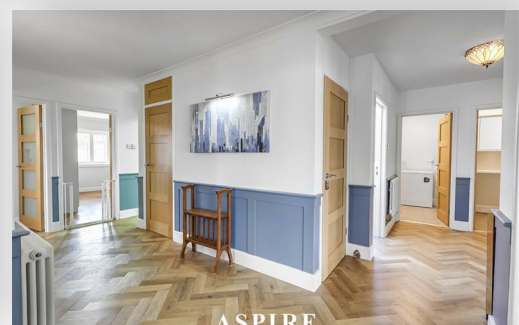
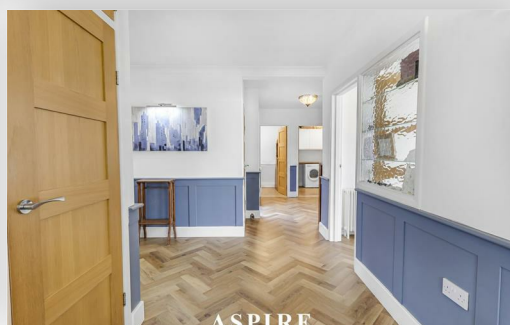
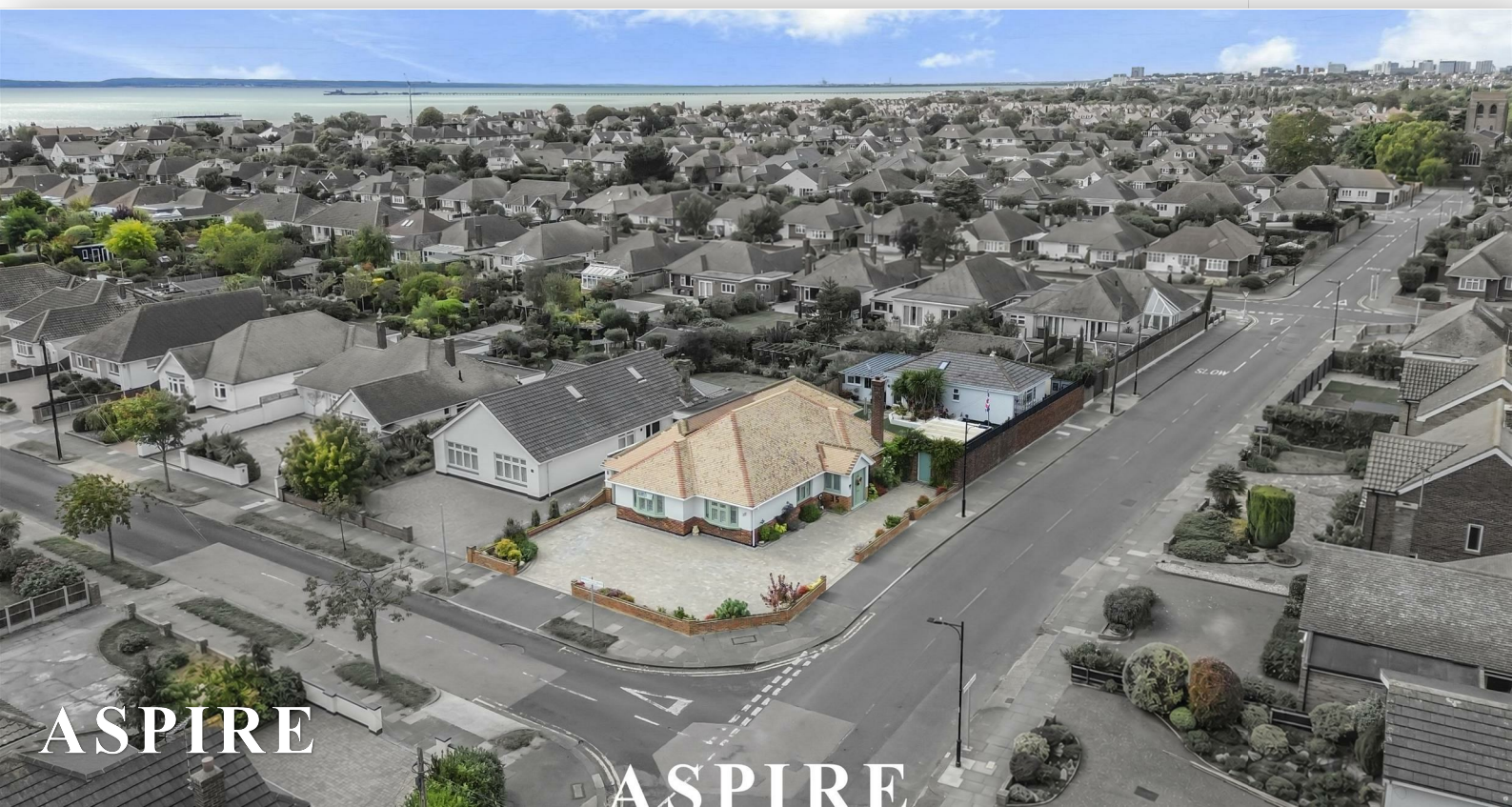


**To arrange a viewing contact us
today on 01268 777400**



Dungannon Drive, Southend-On-Sea Guide price £1,200,000

*** GUIDE PRICE £1,200,000 - £1,300,000 ***

Aspire are delighted to present this exceptional dual-living residence, occupying a prominent corner position within one of Thorpe Bay's most prestigious roads and offering approximately 2,300 sq ft of beautifully presented, highly versatile accommodation.

The property comprises a superb three-bedroom detached bungalow together with a fully self-contained one-bedroom annexe, making it ideal for multi-generational living, extended families or independent guest accommodation.

At the heart of the main residence is a stunning open-plan kitchen/family room with contemporary cabinetry, integrated appliances and a striking central island. The generous lounge enjoys an abundance of natural light and bi-folding doors opening directly onto the landscaped rear garden.

Further accommodation includes three well-proportioned bedrooms, a dedicated home office, utility room, separate WC and a beautifully finished contemporary bathroom with a substantial walk-in shower.

A further standout feature is the loft room, accessed via its own door and dedicated stairwell, offering excellent potential for conversion into an additional bedroom or further living space, subject to the necessary consents.

Outside, the low-maintenance rear garden features artificial lawn, a resin patio, raised planting areas and a covered pergola, together with a detached outbuilding suitable for use as a gym, office, studio or storage.

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MAIN RESIDENCE

Entrance Hall

7'8" x 4'8" (2.35 x 1.44)

Hallway

16'10" x 5'4" (5.14 x 1.65)

A welcoming and generously proportioned entrance hallway providing access to the principal rooms of the bungalow.

Bedroom One

13'5" x 12'7" (4.11 x 3.86)

A substantial principal bedroom offering excellent proportions and ample space for freestanding bedroom furniture.

Bedroom Two

11'2" x 10'5" (3.42 x 3.19)

Another impressive double bedroom with generous floor space and excellent versatility.

Bedroom Three

8'1" x 8'1" (2.48 x 2.47)

A well-proportioned third bedroom suitable for use as a bedroom, nursery or additional study.

Shower Room

A beautifully finished and highly individual bathroom featuring contemporary fittings and an impressive walk-in shower area, creating a luxurious and stylish space.

Lounge

16'6" x 13'8" (5.05 x 4.17)

A spacious and beautifully presented reception room overlooking the rear garden. Bi-folding doors create an abundance of natural light and open directly onto the outside entertaining areas.

W/C

Conveniently positioned cloakroom with WC.

Office

7'2" x 5'9" (2.20 x 1.76)

A dedicated home office, ideal for those working remotely or requiring a quiet study space.

Utility Room

7'9" x 6'7" (2.38 x 2.03)

A practical separate utility room providing additional appliance space and storage.

Kitchen / Living Room

24'4" x 16'0" (7.44 x 4.88)

A superb contemporary kitchen and family space forming the heart of the home. Fitted with a range of modern cabinetry and integrated appliances, complemented by a substantial central island providing additional preparation space, storage and informal seating.

Loft Room

An excellent additional space accessed via its own dedicated door and stairwell. The room offers considerable potential and could, subject to the necessary consents and building regulations, lend itself to conversion into a further bedroom, office, hobby room or additional living accommodation.

OUTSIDE

Rear Garden

An impressive and thoughtfully landscaped rear garden designed for both entertaining and easy maintenance.

The garden incorporates contemporary artificial lawn, a stylish resin patio and raised flower and shrub borders. A covered pergola creates an ideal seating and entertaining area, while side access, outside tap and convenient external power points provide additional practicality.

Driveway

A particularly impressive feature of the property is the substantial front driveway, extending to approximately 200 sq ft, which occupies the home's prominent corner position and provides generous off-street parking for multiple vehicles.

The driveway leads to the garage, which benefits from an electrically operated door and provides further parking or useful additional storage.

The amount of frontage and parking available is a significant advantage for larger families, multi-generational households or those requiring space for several vehicles.

ANNEX

Hall

7'2" x 5'3" (2.20 x 1.62)

Providing access to the bedroom and shower room, together with direct access to the private courtyard garden.

Bedroom

16'0" x 8'8" (4.88 x 2.65)

A generous double bedroom offering ample space for bedroom furniture and completing the self-contained accommodation.

Shower Room

A stylish modern shower room finished in keeping with the contemporary presentation found throughout the property.

Kitchen / Living Room

16'0" x 13'2" (4.88 x 4.02)

A bright and contemporary open-plan living and kitchen space, providing everything required for genuinely independent accommodation.

Shed

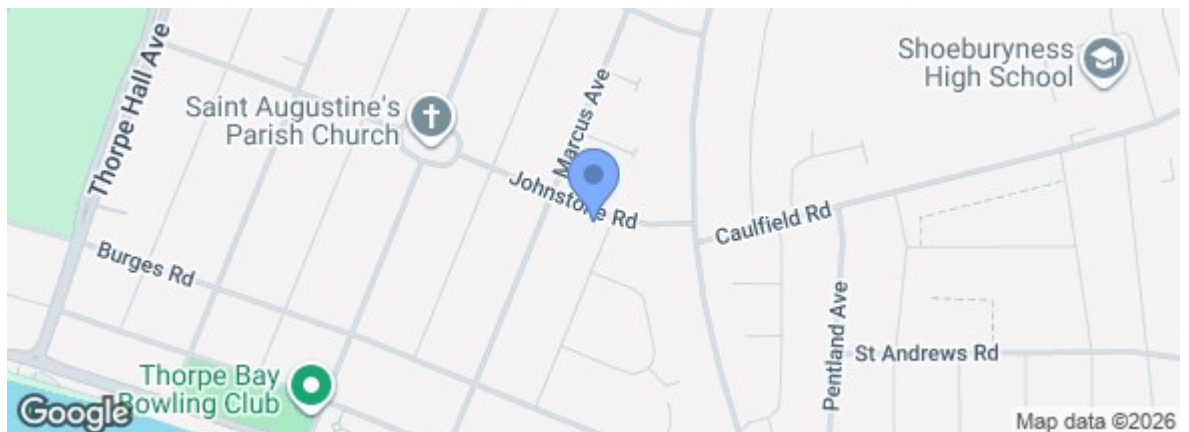
14'10" x 10'2" (4.53 x 3.12)

35 Dungannon drive

Approximate Gross Internal Floor Area = 188.5 sq m / 2029 sq ft
(Including Outbuilding / Shed)
Outbuilding / Shed = 56.0 sq m / 603 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.