

Martins Mews, Benfleet, SS7 5PQ



£650,000

WILLIAMS & DONOVAN - an immaculate and spacious four bedroom detached family home situated in a quiet mews with views over park. The accommodation includes luxury kitchen; four reception rooms; master bedroom suite with en-suite and walk in wardrobe; further en-suite bedroom and double garage measuring 17' 7" x 16' 5".

EPC rating - TBC. Our ref: 12100

Directions: Proceed from our office left along the High Road. Take the 4th turning on the right into Kents Hill Road. Continue up the hill and into the 20 mph zone outside the schools. After the mini roundabout, take the next turning on the left into Albion Road. Martins Mews is a cul-de-sac on the left hand side.



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Martins Mews, Benfleet, Essex, SS7 5PQ

Accommodation comprises:

Entrance via double mahogany doors with lead light inset panels to:

SPACIOUS ENTRANCE HALL

Coved and skimmed ceiling. Inset spotlighting. Mood lighting. Inset speakers for surround system. Doors to:

CLOAKROOM

Obscure double glazed window to front elevation. W/C with integrated cistern. Feature wash hand basin with mixer tap.. Tiled floor. Inset alcove. Radiator.

LOUNGE 16' 3" x 15' 2" (4.95m x 4.62m)

Double glazed window to rear elevation with views towards park. Double glazed window to front. Coved and skimmed ceiling. Inset halogen lighting. Inset display niche. Radiator.

LUXURY FITTED KITCHEN 18' 9" x 12' 8" narrowing to 8' (5.72m x 3.86m > 2.44m)

Double glazed window to rear. Double glazed double opening doors to REAR GARDEN. Feature ceiling. Extensive granite working surfaces. Granite upstands. Centre island with inset sink unit. Inset 5 ring gas hob with feature extractor fan with integrated lighting. Pop up knife block. Pop up power points and USB point. Integrated coffee machine. Integrated dishwasher. Two double ovens. Integrated microwave. Feature tall radiator. Granite windowsill. Breakfast bar. Wine cooler. Mood lighting. Speakers for surround system. Concealed wall mounted boiler. Tiled marble floors. Archway to DINING ROOM. Door leading to:

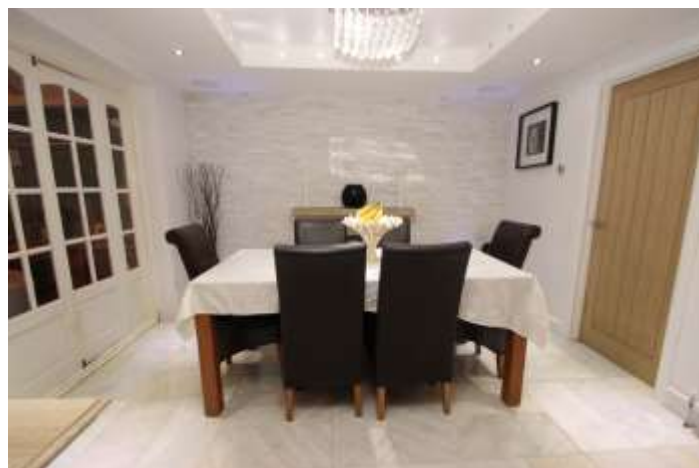


UTILITY ROOM 10' x 5' 6" (3.05m x 1.68m)

Double glazed window to side. Laminated roll top working surfaces. Inset sink unit with mixer tap. Base and eye level units. Tiled floor. Wine rack. Spotlighting. Space for fridge/freezer. Space and plumbing for washing machine. Space for tumble drier.

DINING ROOM 11' 3" x 10' 11" (3.43m x 3.33m)

Double glazed double opening doors to CONSERVATORY. Door to STUDY. Feature open fire. Feature wall with exposed brick work. Marble floor. Inset spotlighting. Mood lighting.



CONSERVATORY 12' 10" x 12' 7" (3.91m x 3.84m)

Double glazed windows to rear. Double glazed doors to REAR GARDEN. Ceiling fan. Air conditioning. Laminated flooring.

STUDY 10' 11" x 7' (3.33m x 2.13m)

Double glazed window to side. Coved and skimmed ceiling. Inset spotlighting. Feature tall radiator. Two storage cupboards. Tiled marble floor.

FIRST FLOOR LANDING

Double glazed skylights to side. Inset lighting. Doors to:

BEDROOM ONE 14' 3" x 10' 9" (4.34m x 3.28m)

Double glazed window to rear with fabulous views over the park. Skimmed ceiling. Inset spotlighting. Range of wardrobe units fitted to one wall. Walk-in dressing room accessed through two wardrobe doors.



WALK IN DRESSING ROOM 13' 9" x 8' 5" (4.19m x 2.57m)

Double glazed skylights to rear. Automatic lighting.

EN-SUITE

Double glazed window to side. Skimmed ceiling. Inset spotlighting. Mood lighting. Walk in shower with rain head shower. Vanity bar with inset sink, feature mixer taps and storage drawers. W/C with concealed cistern. Mirror with radio, light and shaver point. Tiled walls. Tiled floor. Under floor heating.

BEDROOM TWO 19' 8" x 9' (5.99m x 2.74m)

Two double glazed windows to side. Coved ceiling. Built in wardrobes. Two radiators. Karndean flooring. Agent's Note - this room was originally two bedrooms.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large shingle driveway providing off street parking for numerous vehicles and access to **DOUBLE GARAGE**.

BEDROOM THREE 12' 2" x 9' 10" (3.71m x 3m)

Double glazed window to rear. Built in wardrobe units. Bed recess. Matching bedside cabinets. Radiator. Laminated flooring. Door to:



The **REAR GARDEN** commences with a large split level paved patio. Low maintenance garden with artificial lawn. Flowers and shrubs. Area being used for hot tub with water tap. Further garden area with lawn and gate to fields. Gate to fields. Exterior lighting.



EN-SUITE

Obscure double glazed window to side. W/C with integrated cistern. Walk in shower with overhead rainfall shower head. Wash hand basin with mixer tap and storage space beneath. Shaver point. Tiled floor. Tiled walls.

BEDROOM FOUR 11' 4" x 9' 5" (3.45m x 2.87m)

Double glazed window to rear overlooking fields. Coved ceiling. Inset lighting. Karndean limed oak flooring. Radiator.

LUXURY FAMILY BATHROOM 8' 9" x 8' 9" (2.67m x 2.67m)

Double glazed window to rear elevation. Inset lighting. Mood lighting. Free standing bath with upstand and mixer taps. Double walk in shower with overhead rainfall shower, wall mounted tap. Extractor fan. Wall mounted vanity unit with drawer beneath. W/C with concealed cistern. Heated towel rail. Tiled with luxury ceramics.

SUMMERHOUSE 10' 7" x 7' 8" (3.23m x 2.34m)

With vaulted ceiling. Power and lighting. Currently used as a bar. Tiled floor.





GROUND FLOOR
APPROX. FLOOR
AREA 1362 SQ.FT.
(126.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 974 SQ.FT.
(90.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2336 SQ.FT. (217.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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