

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pound Lane, Bowers Gifford, SS13 2LJ



GUIDE PRICE £600,000 - £630,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN this incredible four bedroom detached bungalow on a large double plot measuring approx. 70' wide opposite open farmland. With an abundance of space, this exceptional home is currently configured to include a one bedroom self contained annex as well as having a 23' 1" lounge; 20' 6" kitchen/diner with bi-folding doors; a secluded 70' rear garden featuring three spacious outbuildings and an in and out driveway with parking for up to 10 cars. EPC rating - D. Our ref: 15602

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Pound Lane, Bowers Gifford, SS13 2LJ

Accommodation comprises:

Entrance via double glazed door to:

PORCH

Double glazed windows to front aspect. Tiled floor. Further double glazed door to:

HALLWAY

Skimmed ceiling with loft access, which is where the boiler is housed. Built in storage cupboard. Doors to:



LOUNGE 23' 1" x 14' (7.04m x 4.27m)

Skimmed ceiling. Double glazed window to rear aspect. Feature fireplace with electric fire. Radiator. Laminate flooring. Opening to:



KITCHEN/DINER 20' 6" x 13' 2" (6.25m x 4.01m)

Skimmed ceiling. Double glazed Velux windows. Double glazed bi-folding doors to REAR GARDEN. Range of base and eye level units with quartz working surfaces. Inset one and a half bowl sink drainer. Space for range cooker with extractor fan above. Space for fridge/freezer. Integrated dishwasher. Tiled splashbacks. Tiled floor. Tall designer radiator.



BEDROOM ONE 14' x 12' (4.27m x 3.66m)
Skimmed ceiling. Double glazed bay window to front aspect. Obscure double glazed window to side aspect. Radiator. Laminate flooring.



BEDROOM TWO 14' 5" x 11' 9" (4.39m x 3.58m)
Skimmed ceiling. Double glazed bay window to front aspect. Radiator. Laminate flooring.



BEDROOM THREE 8' 9" x 7' 10" (2.67m x 2.39m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring.

FAMILY BATHROOM 8' 8" x 6' 9" (2.64m x 2.06m)

Skimmed ceiling with spotlight insets. Obscure window to side aspect. Four piece suite comprising close coupled w/c, vanity mounted hand wash basin, panelled bath and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Tiled floor.



ANNEX LOUNGE 20' 6" x 15' 8" (6.25m x 4.78m)

Skimmed ceiling with spotlight insets. Roof lantern. Double glazed French doors to REAR GARDEN. Double glazed windows to rear aspect. Wall lighting. Radiator. Tiled floor.

ANNEX ACCOMMODATION:

Independent double glazed door to:

ANNEX HALL/KITCHEN 31' 6" x 7' 9" (9.6m x 2.36m)

Skimmed ceiling. Two skylights. Window to rear aspect. Double glazed door to REAR GARDEN. Range of base and eye level units with square edged working surfaces. Inset one and a half sink bowl drainer. Inset 4 ring gas hob with extractor fan above. Integrated dishwasher. Integrated electric oven. Space for fridge/freezer. Space for washing machine. Doors to:





ANNEX BEDROOM 15' 6" x 13' 2" (4.72m x 4.01m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Fitted wardrobes. Tall designer radiator. Doors to:



ANNEX SHOWER ROOM 6' 6" x 3' 9" (1.98m x 1.14m)

Skimmed ceiling with spotlight insets. Shower cubicle with mixer shower. Extractor fan. Heated towel rail. Part tiled walls. Tiled floor.

ANNEX CLOAKROOM 7' x 3' 3" (2.13m x 0.99m) Skimmed ceiling with spotlight insets. Obscure window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin with storage beneath. Extractor fan. Tiled floor.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an extensive block paved in/out driveway with wrought iron gates to each opening, providing off street parking for up to 10 vehicles. Flower and shrub bed borders. Electric car charging point.



The **REAR GARDEN** is West backing and measures approx. 70'. Commencing with paved patio leading to lawn. Sleeper flower beds. Outside tap. Exterior lighting. Gated side access.





OFFICE 26' 3" x 9' 2" (8m x 2.79m)

Skimmed ceiling. Double glazed windows. Double glazed French style doors. Laminate flooring. Power and lighting.



UTILITY ROOM 29' 7" x 4' (9.02m x 1.22m)

Double glazed window to front aspect. Base level units with square edged working surfaces. Inset sink drainer. Space for washing machine. Space for tumble dryer. Space for further appliances. Door to REAR GARDEN.

Agent's Note: This property has been recently fully re-wired by the current owners and had a new heating system and boiler 3 years ago.

STORAGE OUTBUILDING 29' 7" x 9' 9" (9.02m x 2.97m)

Double glazed window to side aspect. Double glazed French style doors. Power and lighting.



GROUND FLOOR
1909 sq.ft. (177.3 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

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.
Made with Metropix ©2024

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.