

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Clarence Road, South Benfleet, SS7 1DD



£995,000

Situated in a sought after South Benfleet location, within easy reach of High Road shops, schools and amenities and walking distance of Benfleet station, is this impressive seven bedroom detached house with an independent one bedroom annex. This unique property benefits from having an incredible open plan kitchen/family room with bi-folding doors opening to the rear garden; main bedroom suite incorporating ensuite and walk in wardrobe; two further bedrooms with ensuite facilities; two ground floor bedrooms; ground floor shower room; garage with off street parking for five vehicles and a rear garden measuring approx. 70' x 66'. EPC rating - TBC. Our ref: 15659

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Clarence Road, South Benfleet, SS7 1DD

Accommodation comprises:

Entrance via solid wood door to:

RECEPTION HALL

Skimmed ceiling. Double glazed window to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with glass bannister and understairs storage cupboard. Tall designer radiator. Amtico flooring. Solid oak doors to:



GROUND FLOOR SHOWER ROOM/UTILITY 12' 5" x 9' 1" (3.78m x 2.77m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Space for washing machine. Space for tumble dryer. Concealed wall mounted boiler. Megaflow system. Heated towel rail. Amtico flooring with underfloor heating.



GROUND FLOOR BEDROOM SIX 11' 2" x 9' 4" (3.4m x 2.84m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



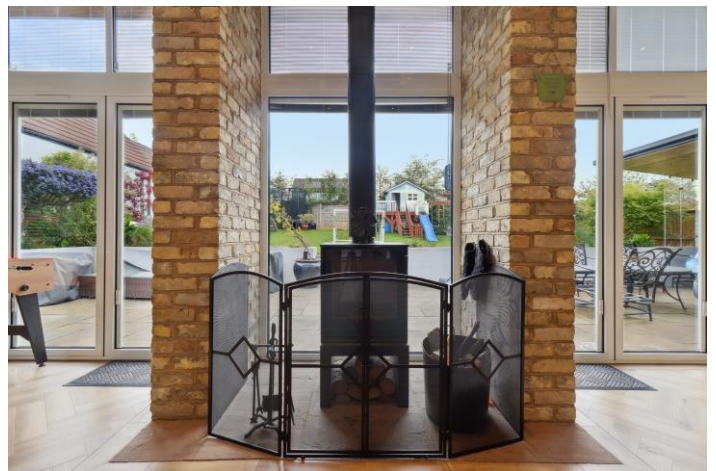
GROUND FLOOR BEDROOM SEVEN/PLAY ROOM 10' 9" x 9' 5" (3.28m x 2.87m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



KITCHEN/FAMILY ROOM 30' x 28' (9.14m x 8.53m)

Skimmed ceiling with spotlight and speakers inset. Two sets of double glazed bi-folding doors, with fitted blinds, providing access to REAR GARDEN. Double glazed windows to side and rear aspects. Feature log burner. Fitted with a range of base and eye level units with quartz working surfaces and central island. Inset one and a half sink drainer. Integrated Miele dishwasher. Space for range cooker. Space for fridge/freezer. Feature 360°rotating media wall. Air conditioning unit. Amtico flooring with underfloor heating.



FIRST FLOOR LANDING

Skimmed ceiling with spotlight insets. Stairs to SECOND FLOOR ACCOMMODATION. Tall designer radiator. Airing cupboard. Further built in storage cupboard. Solid oak doors to:

BEDROOM TWO 12' 10" x 12' 5" (3.91m x 3.78m)

Skimmed ceiling. Double glazed window to rear aspect. Air conditioning unit. Radiator. Solid oak door to:



ENSUITE 7' 1" x 4' 6" (2.16m x 1.37m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Heated towel rail.



BEDROOM THREE 16' 6" x 11' 8" (5.03m x 3.56m)

Skimmed ceiling. Double glazed windows to front aspect. Radiator. Oak door to:



ENSUITE 7' 7" x 3' (2.31m x 0.91m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, wall mounted hand wash basin and shower cubicle with mixer shower. Heated towel rail.



BEDROOM FOUR 14' 9" x 9' 7" (4.5m x 2.92m)

Skimmed ceiling. Double glazed window to front aspect. Air conditioning unit. Radiator.

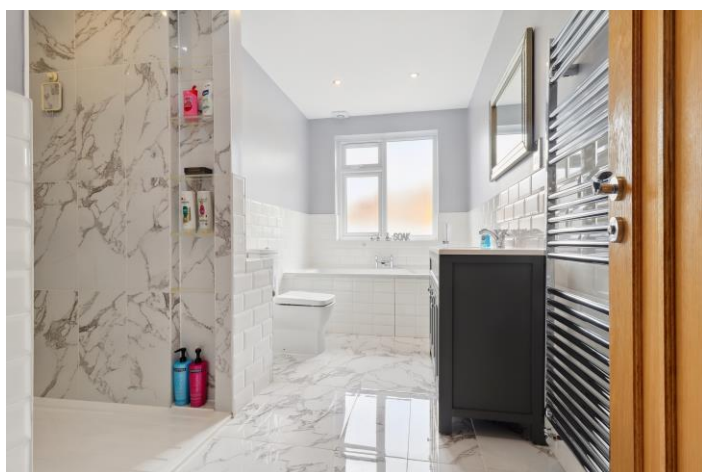


BEDROOM FIVE 11' 7" max. x 10' 8" (3.53m x 3.25m)

Skimmed ceiling. Double glazed window to rear aspect. Air conditioning unit. Radiator.

FAMILY BATHROOM 12' 9" x 9' 5" reducing to 6' 2" (3.89m x 2.87m > 1.88m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, panelled bath with shower attachment and walk in shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Tiled floor.



SECOND FLOOR LANDING

Skimmed ceiling with spotlight insets. Double glazed Velux window to front aspect. Solid oak door to:

BEDROOM ONE 20' 9" x 17' 5" (6.32m x 5.31m)

Skimmed ceiling with spotlight insets. Double glazed windows to rear and side aspects. Air conditioning unit. Eaves storage cupboard. Radiator. Doors to:



ENSUITE 13' 2" x 9' 3" (4.01m x 2.82m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath, free standing bath with shower attachment and walk in shower cubicle with mixer shower. Chrome heated towel rail. Eaves storage. Part tiled walls. Tiled floor.



WALK IN WARDROBE 15' 7" x 9' 1" (4.75m x 2.77m)

Skimmed ceiling with spotlight insets. Double glazed window to front aspect. Fitted wardrobes. Eaves storage. Radiator.

ANNEX measuring 42' 6" x 11' 8" (12.95m x 3.56m)

Mostly open plan. Double glazed French style doors. Double glazed windows to front and side aspects. Loft access. Kitchenette with base and eye level units, solid wood working surfaces and inset double butler sink. Space for fridge/freezer. Power and lighting. Laminate flooring.



ANNEX SHOWER ROOM

Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with electric shower. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property, an extensive paved driveway provides off street parking for five vehicles. Double opening gates to side providing access to further driveway area and GARAGE. Brick built wall to front boundary with attractive shrub border. Various other shrubs.



The **REAR GARDEN** measures approx. 70' x 66' and commences with paved patio with raised flower beds. Steps up to lawn area with shrub borders. Exterior power and lighting.



LARGE SWIMMING SPA CABIN
With bi-folding doors.



GARAGE 17' 6" x 9' 4" (5.33m x 2.84m)
Double opening doors. Power and lighting.



STORAGE ROOM 31' x 8' (9.45m x 2.44m)
Doors to front and rear aspects. Power and lighting.

GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



2ND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 2903 sq.ft. (269.7 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.
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