

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rose Street, Thundersley, Benfleet, SS7 1FH



£625,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN, this impressive four bedroom detached property situated on the desirable Ashcroft Place development in Thundersley, within walking distance of The King John School and USP SEEVIC College, and a short distance from other schools and Hadleigh Town Centre. This well maintained property benefits from having a 25' 3" kitchen/family room; 16' 5" lounge; utility room; ground floor cloakroom; bedroom one with ensuite; mature un-overlooked 35' approx. rear garden; large garage and off street parking for three vehicles. EPC rating - B. Our ref: 15774

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Rose Street, Thundersley, Benfleet, SS7 1FH

Accommodation comprises:

Entrance via obscure composite door to:

HALLWAY

Obscure uPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Karndean style flooring. Doors to:

LOUNGE 16' 5" x 11' 9" (5m x 3.58m)

Skimmed ceiling. UPVC double glazed window, with plantation shutters, to front aspect. Feature fireplace with electric fire insert. Radiator.



KITCHEN/FAMILY ROOM 25' 3" x 13' (7.7m x 3.96m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed patio doors, with plantation shutters to remain, providing access to REAR GARDEN. Range of base, eye level and floor to ceiling units with granite working surfaces and matching upstands. Inset stainless steel sink with free standing mixer tap. Inset 4 ring gas hob with extractor hood over and granite splashback. Built in twin electric eyeline ovens. Integrated dishwasher. Integrated fridge. Integrated freezer. Storage cupboard. Two radiators. Karndean style flooring.



UTILITY ROOM 6' 7" x 5' 7" (2.01m x 1.7m)

Skimmed ceiling with spotlight insets. Obscure composite door to side aspect. Wall and base level units with roll edged working surfaces and matching upstands. Inset stainless steel sink with chrome mixer tap. Space for washing machine. Space for tumble dryer. Karndean style flooring.

GROUND FLOOR CLOAKROOM 5' 6" x 4' 2" (1.68m x 1.27m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to front aspect. Two piece white suite comprising close coupled dual flush w/c and wall mounted hand wash basin with chrome mixer tap. Karndean style flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Radiator. Doors to:

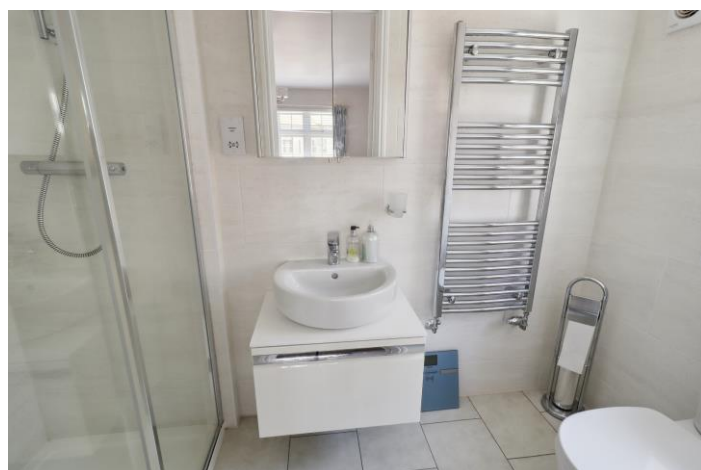
BEDROOM ONE 14' 2" x 11' 10" (4.32m x 3.61m)

UPVC double glazed window to front aspect. Built in wardrobes. Radiator. Door to:



ENSUITE 8' 4" x 4' (2.54m x 1.22m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled dual flush w/c, vanity wall mounted hand wash basin with chrome mixer tap and double shower cubicle. Tiled walls. Chrome heated ladder style towel rail. Tiled floor.



BEDROOM TWO 13' 4" x 9' 4" (4.06m x 2.84m)

UPVC double glazed window to front aspect. Built in wardrobes. Radiator.



BEDROOM THREE 11' 3" x 10' approx. (3.43m x 3.05m)

UPVC double glazed window to rear aspect. Radiator.

BEDROOM FOUR 9' 4" x 7' 6" (2.84m x 2.29m)

UPVC double glazed window to rear aspect. Radiator.

FAMILY BATHROOM 10' 8" x 5' 10" (3.25m x 1.78m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with shower over. Tiled walls. Chrome heated ladder style towel rail. Built in storage cupboard housing Mega-flow hot water cylinder. Karndean style flooring.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for three vehicles and access to **GARAGE** and **CARPORT**. The remainder is laid to artificial lawn with pathway to front door. Mature shrubs. Gated side access.

The **REAR GARDEN** measures approx. 35' and commences with paved patio leading to lawn.

Summerhouse at rear to remain. Fencing to all boundaries.



GARAGE 17' 2" x 11' (5.23m x 3.35m) With up and over door. Power and lighting. Loft storage area with hatch access.

Agent's Note:

There is a Service Charge of £360 per annum for upkeep to communal areas on the development.

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 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.
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