

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pound Lane, Bowers Gifford, SS13 2HF



£725,000

WILLIAMS and DONOVAN are pleased to bring to the market this individually styled four bedroom detached house which has been refurbished by the owners to a very high standard and benefits from having a fabulous 28' 5" family room with vaulted ceiling; modern kitchen measuring 12' 8" with separate utility; a total of four bathrooms; outbuilding comprising bar, gym and sauna; office; outdoor swimming pool; good sized rear garden; garage and ample off street parking. Situated in a favourable Bowers Gifford location, within easy reach of major routes via the A13, this property offers a high quality lifestyle and must be viewed to fully appreciate the accommodation on offer.

EPC rating - B. Our ref: 15580

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 2HF

Accommodation comprises:

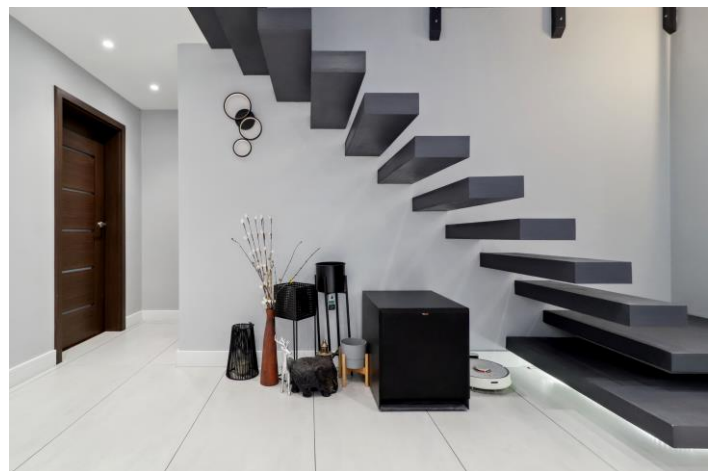
Entrance via obscure door to:

RECEPTION HALLWAY 28' 8" x 6' max. (8.74m x 1.83m)

Skimmed ceiling with spotlight insets. UPVC triple glazed French style doors leading to and overlooking REAR GARDEN. UPVC double glazed window to side aspect. Tiled floor with underfloor heating. Open plan to:

VAULTED FAMILY ROOM 28' 5" x 14' 6" (8.66m x 4.42m)

Skimmed and partly vaulted ceiling with four Velux windows. Part dropped ceiling with feature LED lighting. UPVC triple glazed window, with fitted blinds, to front aspect. Floating staircase to FIRST FLOOR ACCOMMODATION. Feature fireplace with electric fire inset. Tiled floor with underfloor heating. Open plan to:





KITCHEN 12' 8" x 9' 10" (3.86m x 3m)

Skimmed ceiling with spotlight insets. Feature dropped ceiling with LED lighting. UPVC triple glazed window, with fitted blind, to front aspect. Range of modern base, eye level and full height units with quartz working surfaces and matching upstands. Inset white one and a half bowl sink drainer with free standing chrome mixer tap and InSinkErator. Inset 4 ring electric hob with extractor hood over. Built in oven. Built in microwave. Integrated dishwasher. Integrated full height fridge. Integrated freezer. Coffee "bean to cup" machine. Space for wine cooler. Matching island with quartz working surface and pull out bin storage cupboard. Tiled floor with underfloor heating.

GROUND FLOOR WASH ROOM 10' x 6' 4" (3.05m x 1.93m)

Panelled ceiling with spotlight insets. Obscure uPVC triple glazed window to rear aspect. Large wall mounted hand wash basin with chrome mixer tap and matching wall mounted storage cupboards. Feature pebbled walls. Tiled floor with under floor heating. Opening to:

GROUND FLOOR BATHROOM 9' 3" x 7' 8" (2.82m x 2.34m)

Panelled ceiling with spotlight insets. Obscure uPVC triple glazed window to rear aspect. Three piece white suite comprising close coupled w/c, double ended jet bath with chrome mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Feature pebbled walls. Tiled floor with underfloor heating. Door to:



BOILER ROOM/UTILITY ROOM 9' 6" x 4' 7"
(2.9m x 1.4m)

Skimmed ceiling with spotlight insets. Obscure uPVC triple glazed window to rear aspect. Wall and base level units with roll edged working surfaces. Space for washing machine. Wall mounted Vaillant gas boiler. Megaflow hot water cylinder. Laminate wood effect panelled walls. Laminate wood effect flooring.

GROUND FLOOR BEDROOM ONE 14' x 10' 3"
(4.27m x 3.12m)

Skimmed ceiling with spotlight insets. Feature dropped ceiling with LED lighting. UPVC triple glazed window, with fitted blinds, to side aspect. Built in mirrored wardrobe. Laminate wood effect flooring. Door to:



ENSUITE 4' 9" x 4' 7" approx. (1.45m x 1.4m)

Skimmed ceiling with spotlight insets. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin with chrome mixer tap and high specification shower cubicle with jet body spray and speakers. Tiled walls. Chrome heated ladder style radiator. Tiled floor.



GROUND FLOOR BEDROOM TWO 15' reducing to 10' 1" x 13' (4.57m > 3.07m x 3.96m)

Currently used as a gym. Skimmed ceiling with spotlight insets. UPVC triple glazed window, with fitted blinds, to rear aspect. Laminate wood effect flooring.



FIRST FLOOR LANDING - SECOND RECEPTION ROOM 18' 6" x 14' 4" (5.64m x 4.37m)

Skimmed and vaulted ceiling with spotlight insets. Four Velux windows. Laminate wood effect flooring. Open plan to:



HALLWAY 14' 1" x 12' 10" reducing to 6' 4" (4.29m x 3.91m > 1.93)

Skimmed ceiling. Velux window to front aspect. Built in storage cupboard housing solar panel controls. Eaves storage cupboard. Laminate wood effect flooring. Doors to:

BEDROOM THREE 13' 2" x 9' 2" (4.01m x 2.79m)

Skimmed ceiling with spotlight insets. Velux window. UPVC triple glazed window, with fitted blinds, to rear aspect. Laminate wood effect flooring.



BEDROOM FOUR 13' 2" x 9' 1" (4.01m x 2.77m)

Skimmed ceiling with spotlight insets. Velux window. UPVC triple glazed window, with fitted blinds, to rear aspect. Laminate wood effect flooring.



BATHROOM 13' 5" x 7' (4.09m x 2.13m)

Skimmed ceiling. Velux window. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin and panelled bath with chrome shower mixer tap. Tiled walls. Chrome heated ladder style radiator. Tiled floor.

OUTSIDE OF PROPERTY:

The **FRONT** of the property has an approx. 60' frontage with fob operated "smart" electric roller gate leading to a block paved driveway with ample off street parking. Fencing to all boundaries. Gated side access to rear.

The **REAR GARDEN** measures approx. 60' x 55' max. and commences with block paved patio. Composite raised decking area. Lawn area with established plants and shrubs. Fencing to all boundaries.



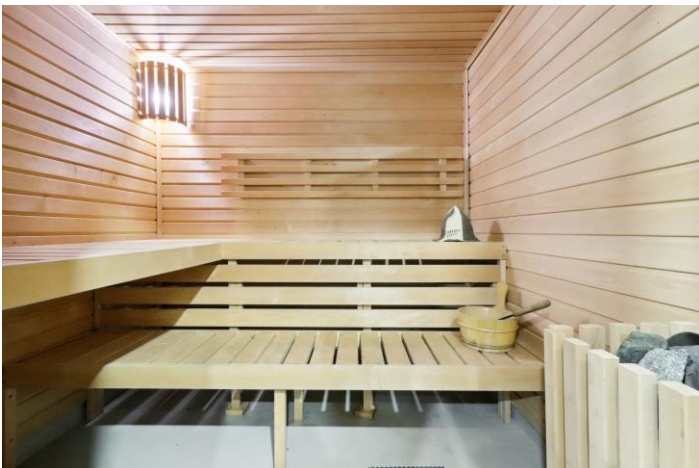
SWIMMING POOL 18' x 8' (5.49m x 2.44m)

Raised heated pool



POOL ROOM

UPVC triple glazed window to front aspect. UPVC triple glazed door to front. With bar, shower room and sauna. Decking area to front.



OFFICE 12' 2" x 10' 3" (3.71m x 3.12m)

Skimmed ceiling. Power and lighting. Air conditioning unit.

GARAGE 24' x 8' (7.32m x 2.44m)

Currently used as a storage room. Power and lighting. Internal door to RECEPTION HALLWAY.



Agent's Note:

This property benefits from owning its own solar panels producing an income of approx. £2,500 - £3,000 per annum. It also has various "smart" devices, controllable via Alexa. Triple glazed throughout.



TOTAL FLOOR AREA : 2646 sq.ft. (245.8 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.