

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Kelly Road, Bowers Gifford, SS13 2HL



### GUIDE PRICE £540,000

We are delighted to offer for sale, this extended four bedroom detached house situated in a sought after Bowers Gifford location with open fields to the rear. This immaculate property benefits from a high specification throughout including spacious modern kitchen/family room with bi-folding doors to landscaped South backing rear garden measuring approx. 90'; separate lounge; four good sized bedrooms; ground floor cloakroom; luxury bathroom; summerhouse suitable for home working; garage and off street parking for three vehicles. EPC rating - D. Our ref: 14319

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# Kelly Road, Bowers Gifford, SS13 2HL

Accommodation comprises:

Entrance via double glazed door to:

## ENTRANCE HALL

Stairs to FIRST FLOOR ACCOMMODATION.  
Designer wall radiator. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising low level w/c and wash hand basin.

## LOUNGE 15' 3" x 11' 6" (4.65m x 3.51m)

Double glazed bay window to front aspect with plantation shutters to remain. Feature marble fireplace with electric fire to remain. Designer radiator.



## KITCHEN/FAMILY ROOM 35' 2" x 12' 1" reducing to 11' 7" (10.72m x 3.68m > 3.53m)

Double glazed bi-folding doors leading to and overlooking the landscaped REAR GARDEN. Electric Velux windows. High specification luxury fitted kitchen comprising base and eye level units. Quartz working surfaces. Inset one and a half sink bowl drainer with chrome mixer tap. Inset 5 ring induction hob with extractor hood above. Integrated dishwasher. Integrated washing machine. Space for American style fridge/freezer. Island with storage units under. Two designer radiators. Laminate oak flooring.

## FIRST FLOOR LANDING

Double glazed window to side aspect. Airing cupboard. Doors to:

## BEDROOM ONE 16' 4" x 10' (4.98m x 3.05m)

UPVC double glazed window to front aspect with plantation shutters to remain. Radiator.



## BEDROOM TWO 10' 5" x 8' 7" (3.18m x 2.62m)

UPVC double glazed window to rear aspect with plantation shutters to remain. Radiator.



## BEDROOM THREE 12' 2" x 9' (3.71m x 2.74m)

UPVC double glazed window to rear aspect with plantation shutters to remain. Radiator.



### BEDROOM FOUR 11' x 7' 1" (3.35m x 2.16m)

UPVC double glazed window to front. Built in wardrobe. Radiator.



side access. Fencing to all boundaries. Gate to rear providing direct access to fields.



### LUXURY BATHROOM

Obscure double glazed window to side aspect with plantation shutters to remain. Three piece suite comprising low level w/c, vanity mounted hand wash basin and P-shaped panelled bath with shower over. Chrome heated towel rail. Tiled with luxury ceramics to walls and floor.



### OUTSIDE OF PROPERTY:

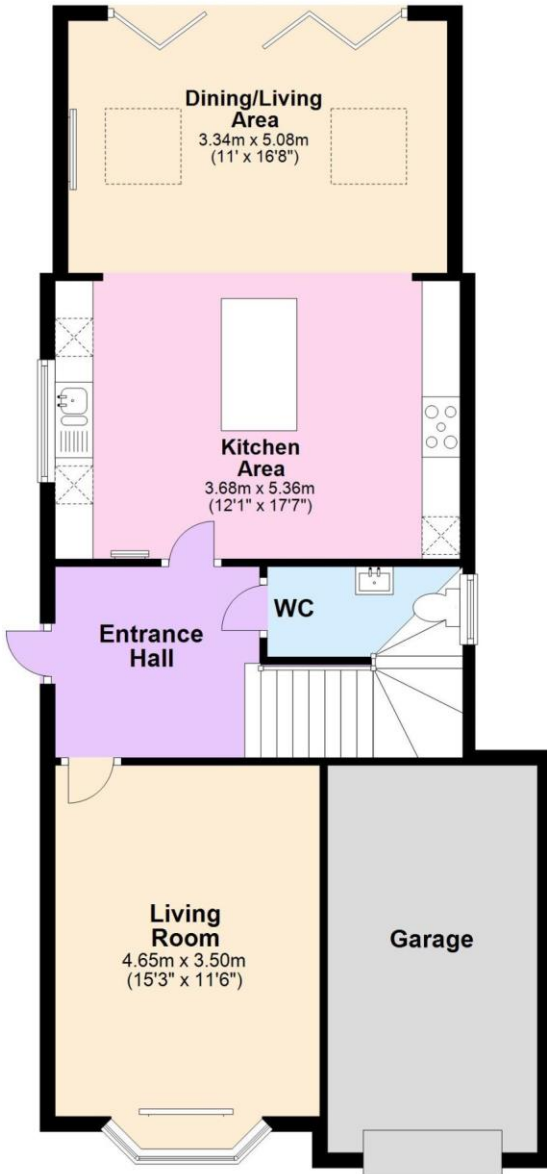
To the **FRONT** of the property is a large, shingle driveway with off street parking for up to three vehicles and providing access to **GARAGE** with electric roller shutter door, power and lighting. Gated side access.

The landscaped South backing **REAR GARDEN** measures approx. 90' and commences with paved patio with pathway to side leading to further paved patio to the rear of the garden. Stone shingle borders. **SUMMERHOUSE** at rear to remain, with power and lighting, suitable for home working. Gated



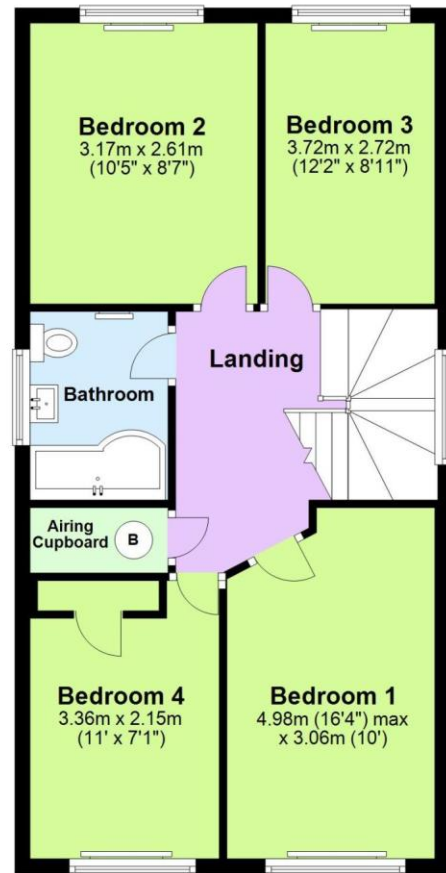
### Ground Floor

Approx. 83.1 sq. metres (894.7 sq. feet)



### First Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 142.8 sq. metres (1537.1 sq. feet)

#### 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.