

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Shipwrights Drive, Thundersley, Benfleet, SS7 1RF



**£1,100,000**

Exceptional four bedroom detached house set in a highly desirable location, within short walking distance of The King John School and backing directly onto woodland. This stunning and spacious property benefits from having a 30' kitchen/family room; 27' 7" lounge; cinema room; 3rd reception/room/fifth bedroom; utility; four double bedrooms, two of which have ensuites; 100' Westerly backing rear garden; office/games room; garage and off street parking for numerous vehicles. EPC rating - D. Our ref: 16055

# Shipwrights Drive, Thundersley, Benfleet, SS7 1RF

Accommodation comprises:

Entrance via double entrance doors to:

## **SPACIOUS RECEPTION HALL 21' 3" x 12' 10"** **(6.48m x 3.91m)**

Coved ceiling with inset spotlights. Two obscure double glazed windows to side aspect. Feature return staircase, with Amtico flooring and spindle balustrade, to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Two space saving radiators. Built in cupboard housing gas meter. Amtico flooring throughout. Doors to:



## **GROUND FLOOR CLOAKROOM 7' x 4' 6"** **(2.13m x 1.37m)**

Skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Two piece suite comprising low flush w/c with concealed cistern and wall mounted hand wash basin. Radiator. Tiled walls. Amtico flooring.



## **RECEPTION ROOM/BEDROOM FIVE 13' 4" x 12' 4"** **(4.06m x 3.76m)**

Coved and skimmed ceiling with inset spotlights. Two double glazed sash windows to front aspect. Radiator. Amtico flooring.





### CINEMA ROOM 15' x 13' 4" (4.57m x 4.06m)

Coved and skimmed ceiling with inset spotlights. Double glazed sash window to front aspect. Split level room with rear desk area. Built in storage cupboard. Radiator.



### LOUNGE 27' 7" x 13' 3" (8.41m x 4.04m)

Skimmed ceiling with inset spotlights. Two double glazed sash windows to side aspect. Bi-folding doors leading to and overlooking REAR GARDEN. Feature inset fireplace. Two aluminium radiators. Amtico flooring.



### KITCHEN/FAMILY ROOM 30' 8" x 12' 9" (9.35m x 3.89m)

Open plan from the HALLWAY. Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Further double glazed window to rear aspect. Feature shaped obscure room divider. Two space saving radiators. Further radiator. Amtico flooring.



### KITCHEN AREA:

Extensively fitted with a range of base and eye level units with granite working surfaces and matching splashbacks. Inset sink with mixer taps. Range cooker to remain, with aluminium extractor chimney over. Space for American style fridge freezer. Integrated dishwasher. Feature central island with matching granite working surface and drawer units beneath. Door to:



### UTILITY ROOM 15' 8" x 7' 1" (4.78m x 2.16m)

Skimmed ceiling with inset spotlights. Double glazed door to REAR GARDEN. Further door to front aspect leading to side storage area. Space and plumbing for washing machine. Built in double storage cupboard housing lagged cylinder. Space for tumble dryer. Radiator. Amtico flooring.

### FIRST FLOOR LANDING

Coved and skimmed ceiling with inset spotlights. Feature ornamental double glazed window to side aspect. Amtico flooring. Doors to:



### BEDROOM SUITE

Entrance via DRESSING ROOM AREA, with coved and skimmed ceiling and inset spotlights. Fitted dresser and drawer units. Space saving radiator. Door to:



### ENSUITE 6' 5" x 6' (1.96m x 1.83m)

Coved and skimmed ceiling with inset spotlights. Double glazed ceiling window. Three piece suite comprising low flush w/c with concealed cistern, inset vanity mounted hand wash basin with mixer tap and fully enclosed corner shower cubicle with overhead shower. Chrome heated towel rail. Tiled walls. Extractor fan. Ceramic tiled floor.



### BEDROOM 18' 5" x 9' 9" (5.61m x 2.97m)

Coved and skimmed ceiling with inset spotlights. Feature double glazed roof lantern with fitted blinds. Further range of double glazed sash windows, with fitted blinds, to rear aspect. Air conditioning unit. Radiator. Door to:





**FORMAL DRESSING ROOM 9' 8" x 8' 10"**  
**(2.95m x 2.69m)**

Skimmed ceiling with inset spotlights. Two double glazed sash windows to rear aspect. Feature double glazed roof lantern. Extensive range of fitted wardrobe units, drawers and cupboards. Radiator.

**BEDROOM TWO 15' 9" x 13' 3" (4.8m x 4.04m)**

Coved and skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Borrowed light feature window. Two double fitted wardrobes with matching chest of drawers. Radiator. Door to:



**ENSUITE 7' 2" x 6' 7" (2.18m x 2.01m)**

Skimmed ceiling with inset spotlights. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin with mixer tap, and fully enclosed double shower cubicle with overhead shower. Chrome heated towel rail. Tiled walls. Tiled floor.



**BEDROOM THREE**

Coved and skimmed ceiling with inset spotlights. Two double glazed sash windows to front aspect. Loft access. Built in double wardrobes. Radiator. Amtico flooring.



**BEDROOM FOUR 14' 8" x 13' 5" (4.47m x 4.09m)**

Coved and skimmed ceiling with inset spotlights. Double glazed window to front aspect. Two built in storage cupboards. Radiator. Door to:



### DRESSING ROOM 7' 6" x 6' 4" (2.29m x 1.93m)

Skimmed ceiling with inset spotlights. Fitted with a range of hanging space and storage units.



### OUTSIDE OF PROPERTY:

To the **FRONT** of the property, electric opening gates lead to a block paved driveway providing off street parking for numerous vehicles, and access to GARAGE, which has an up and over door, power and lighting. Brick built walls to both sides. Gated side access.

The **REAR GARDEN** is Westerly backing and measures approx. 100' and is completely overlooked. Commencing with an extensive paved patio area leading to artificial lawn. Fencing to all boundaries.



### FAMILY BATHROOM 9' 2" x 7' (2.79m x 2.13m)

Skimmed ceiling with inset spotlights. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, pedestal mounted hand wash basin, panelled bath with mixer tap and shower attachment and fully enclosed shower cubicle with overhead rainfall shower. Chrome heated towel rail. Extractor fan. Tiled wall. Ceramic tiled floor.





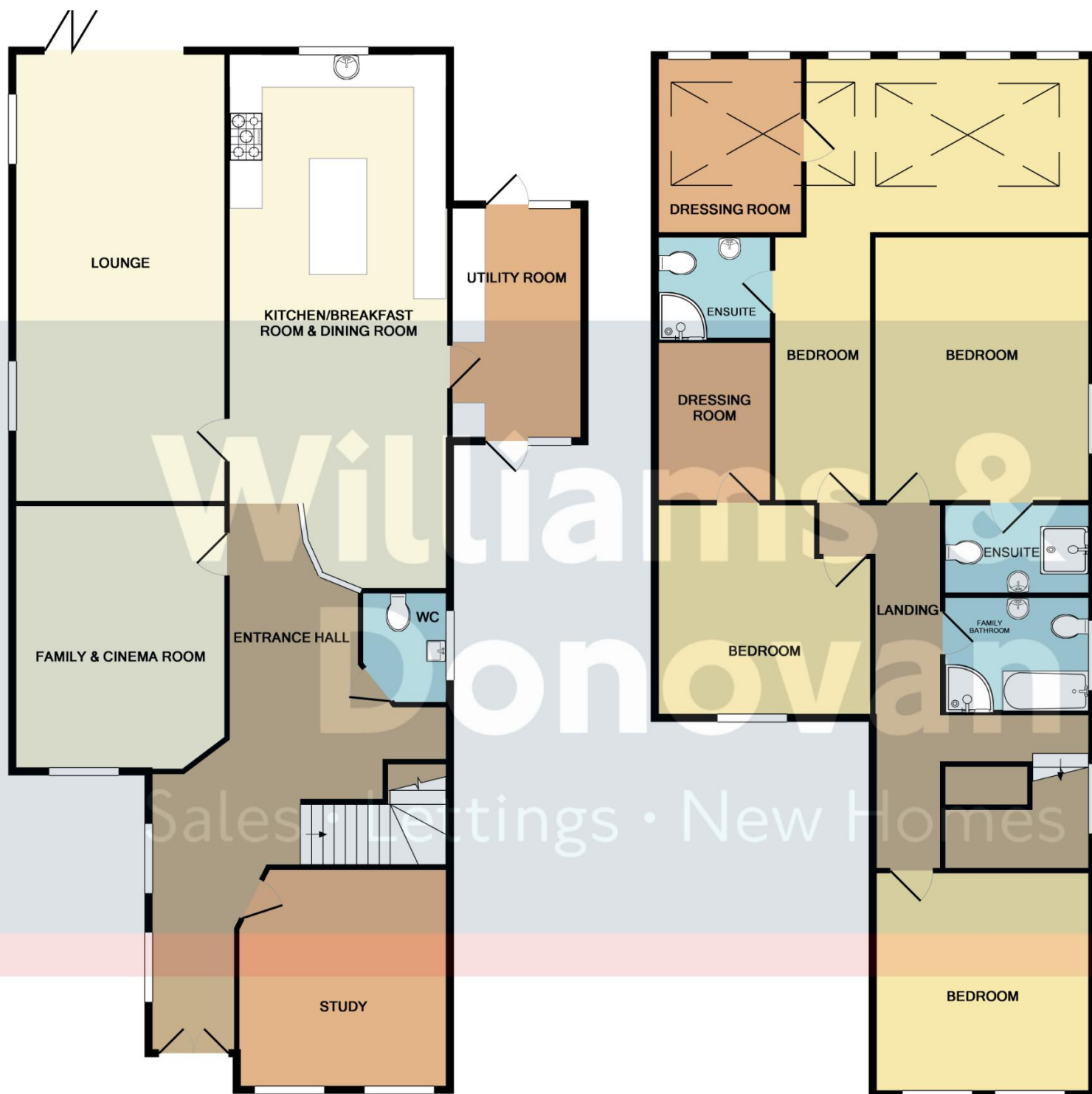


**OFFICE/GAMES ROOM 29' 5" x 13' 4" (8.97m x 4.06m)**

Skimmed ceiling with spotlight insets. Two windows to front overlooking REAR GARDEN. Double opening doors to REAR GARDEN. Wall mounted storage heater. Wall mounted air conditioning unit. Laminate wood effect flooring.

Separate cloakroom comprising two piece suite with close coupled saniflo toilet and pedestal mounted hand wash basin with splashbacks. Laminate wood effect flooring.





#### 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.