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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Pound Lane, Bowers Gifford, SS13 2HN



**£635,000**

We are privileged to offer for sale this four bedroom new build detached house being built by well respected local builders, Essex Developments and nearing completion. Finished to a high standard and boasting many modern features with underfloor heating to the ground floor the property benefits from having a spacious kitchen/family room measuring 28' 2"; additional lounge; ensuite to bedroom one; garage and rear garden measuring approx. 100' and with NHBC guarantees in place. Our ref: 16284

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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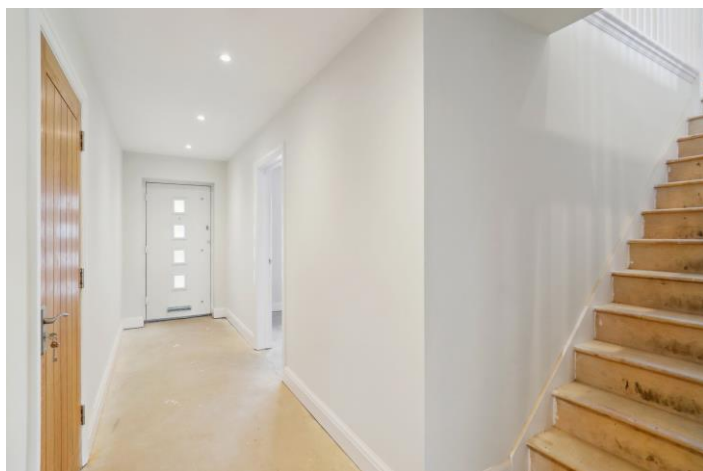
# Pound Lane, Bowers Gifford, Essex, SS13 2HN

Accommodation comprises:

Obscure composite door to:

## **ENTRANCE HALL 21' 6" x 4' 5" (6.55m x 1.35m)**

Skimmed ceiling with spotlight insets. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Underfloor heating. Doors to:



**LOUNGE 14' 3" x 13' 5" (4.34m x 4.09m)** Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Built in storage cupboard housing boiler and underfloor heating controls. Underfloor heating.



**KITCHEN/FAMILY ROOM 28' 2" x 23' 7" reducing to 12' 8" (8.59m x 7.19m > 3.86m)** Skimmed ceiling with spotlight insets. Bi-folding door providing access to and overlooking REAR GARDEN. UPVC double glazed windows to side aspect. Skylight to **DINING AREA**. Range of wall, base and floor to ceiling units with quartz working surfaces and matching upstands. Inset white sink with free standing mixer tap. Inset 4 ring electric hob with extractor hood over. Built in twin electric oven. Integrated microwave. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Underfloor heating.



**GROUND FLOOR CLOAKROOM 5' 1" x 4' (1.55m x 1.22m)** Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Two piece white suite comprising close coupled dual flush w/c and wall mounted hand wash basin and chrome mixer tap. Tiled floor with underfloor heating.

**FIRST FLOOR LANDING** Obscure uPVC double glazed window to side aspect. Loft access hatch. Built in storage cupboard. Radiator. Doors to:





**BEDROOM ONE 13' 5" x 12' 6" (4.09m x 3.81m)** Obscure uPVC double glazed window to rear aspect. Radiator. Door to:



**ENSUITE 7' 7" x 5' 8" (2.31m x 1.73m)** Skimmed ceiling with inset spotlights. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled dual flush w/c, wall mounted hand wash basin with chrome mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. LED mirror. Tiled walls. Chrome heated towel rail. Tiled floor.



**BEDROOM TWO 12' 4" x 10' approx. (3.76m x 3.05m)** Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



**BEDROOM THREE 11' 9" x 8' 1" (3.58m x 2.46m)** Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

**BEDROOM FOUR 11' 6" x 7' 4" (3.51m x 2.24m)** Skimmed ceiling with spotlight insets. UPVC double glazed window to front aspect. Radiator.

**FAMILY BATHROOM** Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Four piece white suite comprising close coupled dual flush w/c, wall mounted hand wash basin with chrome mixer tap, panelled bath with chrome shower mixer tap and shower cubicle with overhead rainmaker shower head and detachable jet body spray. Tiled walls. LED mirror. Chrome heated towel rail. Tiled floor.

**OUTSIDE OF PROPERTY:** To the FRONT of the property is a block paved driveway providing off street parking for numerous vehicles and access to GARAGE.

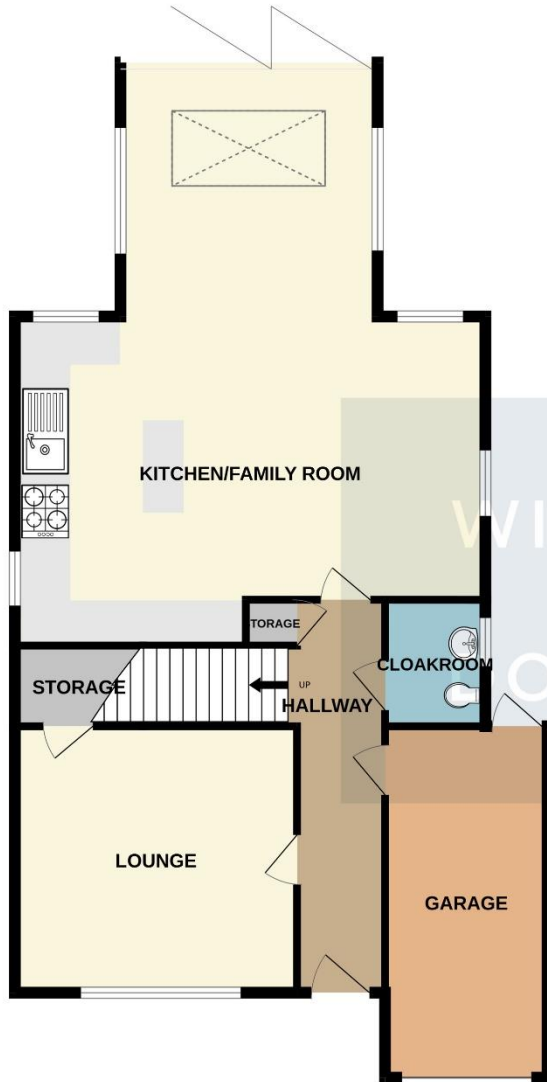
The **REAR GARDEN** measures approx. 100' and will be turfed once a sale is progressing. Fencing to all boundaries.



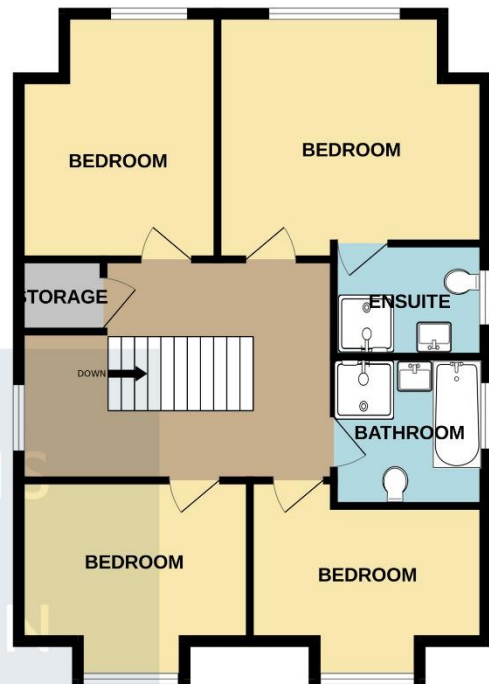
**GARAGE 17' 8" x 8' 2" (5.38m x 2.49m)** With electric up and over door. Obscure uPVC double glazed door to REAR GARDEN. Internal door to HALLWAY.

**Agent's Note:**  
NHBC guarantees will be in place.  
**\*Photos have been digitally staged for demonstration purposes only\***

GROUND FLOOR  
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR  
743 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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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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.