

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Wincoat Drive, South Benfleet, SS7 5AH



Offers in Excess of £425,000

We are delighted to offer this immaculate three bedroom semi-detached house in a sought after location of South Benfleet. This extremely well presented home is just over 1 mile to Benfleet Station and features a spacious lounge; modern open plan kitchen/dining space; luxury shower room; three good size bedrooms with walk in wardrobe to master; parking for up to six cars; 50ft rear garden and outbuilding currently used as a bar/entertaining space. EPC rating - D. Our Ref: 14768

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Wincoat Drive, South Benfleet, SS7 5AH

Accommodation comprises:

Entrance via uPVC double glazed door to:

HALLWAY

Skimmed ceiling. Obscured double glazed window to side aspect. Stairs to first floor. Alarm system. Radiator. Laminate flooring. Doors to:



LOUNGE 16' 1" x 13' 7" (4.9m x 4.14m)

Skimmed ceiling. Double glazed window to front aspect. Feature electric fireplace. Radiator.



KITCHEN 14' 0" x 9' 1" (4.27m x 2.77m)

Skimmed ceiling with inset spotlights. Range of base and eye level units. Roll edge worktops. Stainless steel one and a half sink/drain. Integrated four ring gas hob. Extractor fan above. Integrated double electric oven. Integrated dishwasher. Space for fridge/freezer. Tiled splashbacks. Laminate flooring. Understairs storage cupboard with space and plumbing for washing machine and tumble dryer. Opening to:



CONSERVATORY 10' 2" x 7' 0" (3.1m x 2.13m)

Skimmed ceiling with inset spotlights. Double glazed French doors to rear garden. Double glazed windows to rear and side aspects. Laminate flooring. Radiator.



GROUND FLOOR SHOWER ROOM

Skimmed ceiling with inset spotlights. Obscured double glazed window to rear aspect. Double shower cubicle with mixer shower. Close coupled WC. Pedestal hand wash basin. Chrome heated towel rail. Concealed wall mounted combi boiler. Part tiled walls. Tiled flooring.

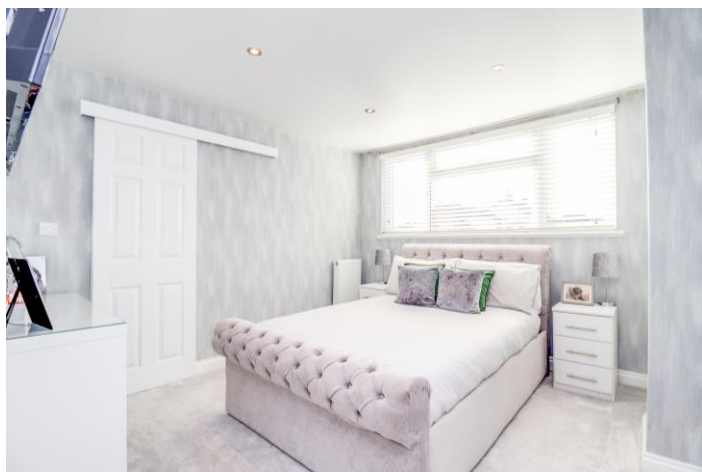


LANDING

Skimmed ceiling. Loft access. Doors to:

BEDROOM ONE 11' 0" x 10' 7" (3.35m x 3.23m)

Skimmed ceiling. Double glazed window to front aspect. Two radiators. Sliding door to:



WALK IN WARDROBE

Skimmed ceiling with inset spotlights. Fitted wardrobes. Eaves storage.

BEDROOM TWO 12' 3" max x 7' 10" (3.73m x 2.39m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring. Eaves storage.



BEDROOM THREE 8' 0" x 7' 9" (2.44m x 2.36m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator. Laminate flooring.

FRONT

Off road parking for up to six cars via a part hardstanding and part stone shingle driveway.

REAR GARDEN

Approx. 50ft Paved patio leading to laid lawn with sleeper flowerbeds. Rear decking/seating area with sheltered pergola. Outside tap. Outside power. Outside lighting. Gated side access.



OUTBUILDING 15' 8" x 8' 0" (4.78m x 2.44m)

Currently used as a bar/entertainment space. Comprising skimmed ceiling with inset spotlights. Bar area. Power and lighting. Double glazed door to rear garden.



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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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