

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Loveday Way, Thundersley, Benfleet, SS7 1FF



**£650,000**

We are delighted to offer for sale this lovely approx. 8 year old Redrow built four bedroom detached house situated on the desirable Ashcroft Place development in Thundersley.

This well presented property benefits from having a spacious kitchen/family room measuring 25' 4" x 13' 2"; lounge measuring 16' 7"; utility room; bedroom one with ensuite; three further good sized bedrooms; garage with off street parking for numerous vehicles and is within easy reach of local schools, further education college, Hadleigh Town Centre and Runnymede Leisure Centre. EPC rating - B. Our ref: 16364

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# Loveday Way, Thundersley, Benfleet, SS7 1FF

Accommodation comprises:

Entrance via obscure composite door to:

## HALLWAY

Skimmed ceiling. UPVC double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

## LOUNGE 16' 7" x 12' 1" (5.05m x 3.68m)

Skimmed ceiling. UPVC double glazed window to front aspect. Feature fireplace. Radiator.



## KITCHEN/FAMILY ROOM 25' 4" x 13' 2" (7.72m x 4.01m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed patio doors leading to and overlooking REAR GARDEN. Range of base, eye level and full height units with granite working surfaces and matching upstands. Inset one and a half bowl stainless steel sink drainer with free standing mixer tap. Inset 4 ring gas hob with stainless steel splashback and extractor hood over. Built in twin electric ovens. Integrated dishwasher. Integrated fridge. Integrated freezer. Built in storage cupboard. Designer wall radiator. Amtico flooring. Door to:



## UTILITY ROOM 6' 5" x 5' 8" (1.96m x 1.73m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed door to driveway. Range of base and eye level units with granite working surfaces and matching splashbacks. Inset stainless steel sink with free standing mixer tap. Space for washing machine. Space for tumble dryer. Radiator. Amtico flooring.

## GROUND FLOOR CLOAKROOM 5' 7" x 4' 2" (1.7m x 1.27m)

Coved and skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to front aspect. Two piece white suite comprising close coupled dual flush w/c and wall mounted hand wash basin. Radiator.

## FIRST FLOOR LANDING

Skimmed ceiling. Radiator. Doors to:

## BEDROOM ONE 14' 2" x 12' plus wardrobes (4.32m x 3.66m)

Skimmed ceiling. Loft access hatch. UPVC double glazed window to front aspect. Range of built in wardrobes. Door to:



## ENSUITE 8' 6" x 3' 8" (2.59m x 1.12m)

Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and double walk in shower cubicle. Chrome heated ladder style towel rail. Tiled walls. Tiled floor.

## BEDROOM TWO 13' 8" x 9' 3" (4.17m x 2.82m)

Skimmed ceiling. UPVC double glazed window to front aspect. Built in wardrobes. Radiator.





**BEDROOM THREE 11' 2" x 9' 9" approx. (3.4m x 2.97m)**  
Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



**BEDROOM FOUR 9' 2" x 7' 6" (2.79m x 2.29m)**  
Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.

**FAMILY BATHROOM 10' 8" x 5' 9" (3.25m x 1.75m)**  
Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to side aspect. Three piece white suite comprising close coupled w/c, wall mounted hand wash basin and panelled bath with shower over. Built in storage cupboard. Tiled walls. Amtico flooring.



#### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a large block paved driveway providing off street parking for numerous vehicles and access to GARAGE. Established flower beds with mature planting. Pathway to front door. Gated side access.

The **REAR GARDEN** measures approx. 37' and commences with paved patio leading to lawn. Various flower beds with established shrubs and plants. Pergola covered patio. Fencing to all boundaries. Hot tub to remain on hard standing area.



**GARAGE 23' 7" x 9' 6" (7.19m x 2.9m)**  
With up and over door. Power and lighting.

#### Agent Note:

**Service charge for upkeep of communal areas - £37.39 per month**

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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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