

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Kelly Road, Bowers Gifford, SS13 2HL



GUIDE PRICE £650,000 - £695,000

In a sought after Bowers Gifford cul-de-sac location, conveniently located for easy access to the A13 and A130, and backing onto fields, is this spacious and immaculate four double bedroom detached house. Being only 8 years old and with remaining NHBC guarantees in place, the property benefits from having a 21' lounge/diner; modern 21' kitchen/breakfast room with separate utility; ground floor study; ensuites to two bedrooms with further family bathroom; double length garage with off street parking for three/four vehicles and a lovely 85' South backing rear garden. EPC rating - B. Our ref: 13009

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Kelly Road, Bowers Gifford, SS13 2HL

Accommodation comprises:

Entrance via solid oak door to:

RECEPTION HALLWAY

Double glazed window to front aspect. Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Laminate flooring. Solid oak doors to:

GROUND FLOOR CLOAKROOM 6' 4" x 5' 3" reducing to 5' 4" (1.93m x 1.6m > 0.71m)

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and pedestal mounted hand wash basin. Radiator. Understairs storage cupboard. Laminate flooring.

STUDY 10' 6" max. x 9' (3.2m x 2.74m)

Skimmed ceiling with inset spotlights. Double glazed box bay window, with fitted shutters, to front aspect. Radiator. Laminate flooring.

LOUNGE/DINER 21' x 12' 7" (6.4m x 3.84m)

Skimmed ceiling. Double glazed window to side aspect. Origin double glazed aluminium bi-folding doors, with integral blinds, leading to and overlooking REAR GARDEN. Two radiators.



KITCHEN/BREAKFAST ROOM 21' max. x 11' 8" (6.4m x 3.56m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Origin aluminium double glazed window to rear aspect. Origin aluminium double glazed French style doors, with integral blinds, providing access to REAR GARDEN. Range of base and eye level units with solid oak working surfaces. Inset one and a half bowl sink drainer. Inset 5 ring gas hob with extractor fan above. Built in electric oven. Built in microwave. Integrated warming drawer. Integrated dishwasher. Integrated fridge/freezer. Breakfast bar. Central island with matching working surface and pop up power point. Radiator. Laminate flooring. Solid oak door to:



UTILITY ROOM 8' x 5' (2.44m x 1.52m)

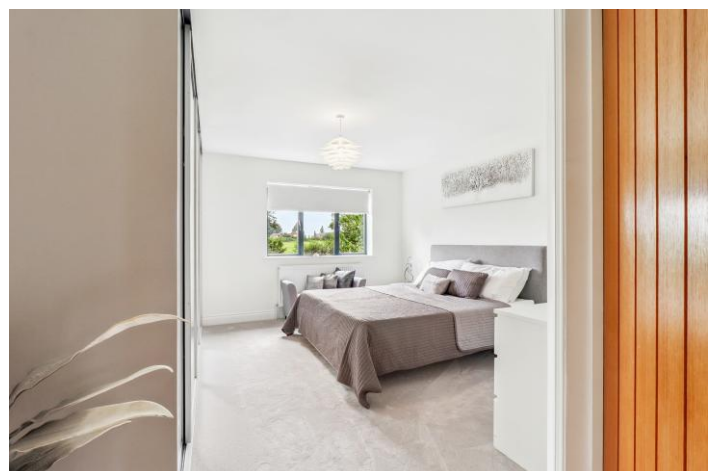
Skimmed ceiling. Double glazed door to side aspect. Range of base and eye level units with solid oak working surface. Inset stainless steel sink drainer. Space for washing machine. Space for tumble dryer. Radiator. Extractor fan. Laminate flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access with drop ladder (we understand from the vendor that the loft is fully boarded). Obscure double glazed window to side aspect. Airing cupboard. Solid oak doors to:

BEDROOM ONE 18' 5" x 12' 7" (5.61m x 3.84m)

Skimmed ceiling. Origin double glazed aluminium window to rear aspect. Fitted wardrobes. Radiator. Solid oak door to:



ENSUITE 9' x 6' 9" (2.74m x 2.06m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 13' 6" x 11' 10" (4.11m x 3.61m)

Skimmed ceiling. Origin double glazed aluminium window to rear aspect. Radiator. Solid oak door to:



ENSUITE 8' x 3' 7" (2.44m x 1.09m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Extractor fan. Tiled floor.

BEDROOM THREE 12' 3" x 10' 2" (3.73m x 3.1m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.

BEDROOM FOUR 14' 3" x 9' (4.34m x 2.74m) Skimmed ceiling. Double glazed to front aspect. Radiator.

FAMILY BATHROOM 8' x 6' 6" (2.44m x 1.98m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Four piece suite comprising close coupled w/c, hand wash basin with storage beneath; panelled bath with shower attachment and shower cubicle with mixer shower. Chrome heated towel rail. Part tiled walls. Extractor fan. Tiled floor.



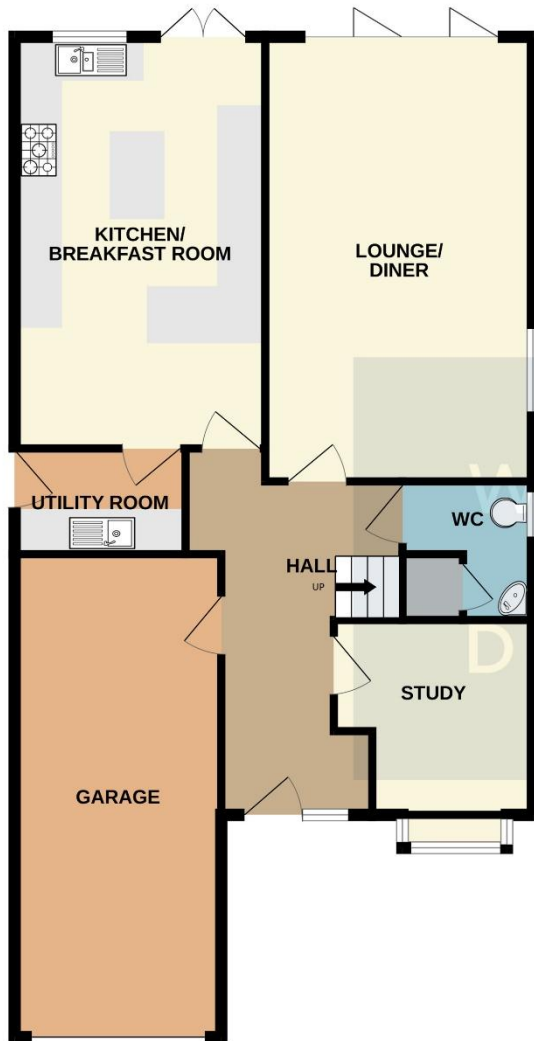
OUTSIDE OF PROPERTY: To the **FRONT** of the property is a large block paved driveway providing off street parking for three/four vehicles, and access to **GARAGE**. Electric car charging point. Bark chip flower bed to side. Gated side access to both sides.

The **REAR GARDEN** is South backing and measures approx. 85'. Commencing with paved patio leading to lawn. Flower and shrub bed borders. Outside tap. Exterior power and lighting. Fencing to all boundaries. Shed to remain. Rear gate providing direct access to fields at rear.

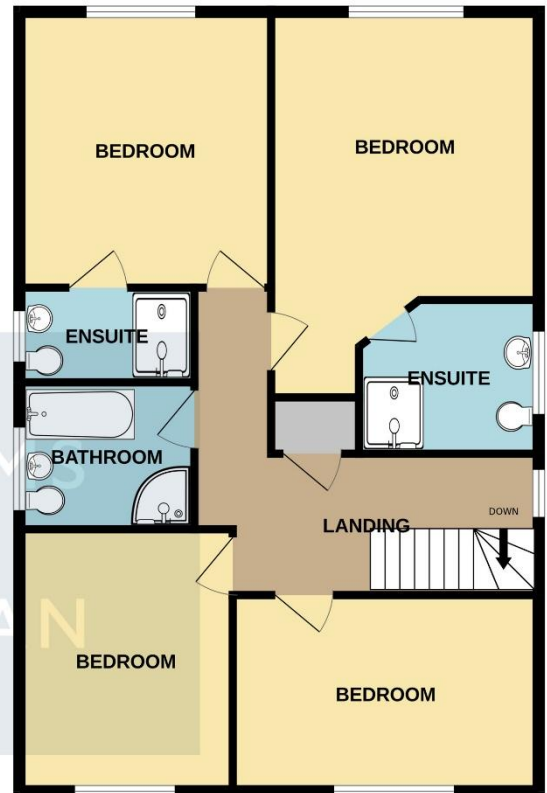


GARAGE 22' 10" x 9' 10" (6.96m x 3m) With up and over door. Power and lighting.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1980sq.ft. (183.9 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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