

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Loveday Way, Thundersley, Benfleet, SS7 1FF



Offers in Excess of £600,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely approx. 5 year old Redrow built four bedroom detached house situated on the desirable Ashcroft Place development in Thundersley. This immaculately presented property benefits from having a kitchen/family room measuring 24' x 11'; spacious lounge; utility room; bedroom one with ensuite; three further double bedrooms; South backing rear garden; garage; off street parking for two vehicles and is within easy reach of local schools, further education college, Hadleigh Town Centre and Runnymede Leisure Centre.

EPC rating - B. Our ref: 15081

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Loveday Way, Thundersley, Benfleet, SS7 1FF

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Alarm system. Stairs to FIRST FLOOR ACCOMMODATION. Under stairs storage cupboard. Radiator. Amtico flooring. Doors to:

GROUND FLOOR CLOAKROOM

Skimmed ceiling. Spotlight insets. Two piece suite comprising close coupled w/c and hand wash basin. Radiator. Extractor fan. Amtico flooring.

LOUNGE 21' x 11' 8" (6.4m x 3.56m)

Skimmed ceiling. Double glazed windows to front and side aspects. Silestone fireplace with electric fire insert. Two radiators.

KITCHEN/FAMILY ROOM 24' 9" x 11' 5" (7.54m x 3.48m)

Skimmed ceiling. Inset spotlights. Double glazed windows to front and side aspects. Double glazed bi-folding doors providing access to and overlooking REAR GARDEN. Range of base and eye level units. Silestone working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring induction hob with extractor fan above. Built in Smeg double electric oven. Integrated Smeg dishwasher. Integrated Smeg fridge/freezer. Downlighting. Two radiators. Amtico flooring. Door to:



UTILITY ROOM 6' 6" x 5' 4" (1.98m x 1.63m)

Skimmed ceiling. Spotlight insets. Double glazed window to side aspect. Range of base and eye level units. Silestone working surfaces. Inset stainless steel sink. Wall mounted combi boiler (5 years old). Consumer unit. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Radiator. Amtico flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Double glazed window to front aspect. Airing cupboard housing hot water cylinder. Radiator. Doors to:

BEDROOM ONE 12' x 11' 8" (3.66m x 3.56m)

Skimmed ceiling. Double glazed window to side aspect. Fitted wardrobes with sliding mirrored doors. Radiator. Door to:



ENSUITE 7' 10" x 4' 6" (2.39m x 1.37m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Shaving point. Porcelanosa ceramic tiles.



BEDROOM TWO 11' 10" x 9' 2" (3.61m x 2.79m)

Skimmed ceiling. Double glazed windows to side aspect. Fitted wardrobes. Radiator.



BEDROOM THREE 11' 6" x 9' (3.51m x 2.74m)

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



BEDROOM FOUR 11' 6" x 9' (3.51m x 2.74m)

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



BATHROOM 11' 6" x 6' 3" (3.51m x 1.91m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, hand wash basin and panelled bath with mixer shower over. Chrome heated towel rail. Shaving point. Porcelanosa tiles.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawned front garden. Shrub and hedge borders. Pathway to front door.

The **REAR GARDEN** is South backing and measures approx. 32'. Commencing with paved patio leading to lawn. Outside tap. Exterior power and lighting. Shed to remain. Gated side access.



GARAGE

With up and over door. Power and lighting. Paved driveway to the front for parking two vehicles.

GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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