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today on 01268 777400*



## Sydney Road, Benfleet Price £725,000

- STUNNING DETACHED HOME
- LUXURY OPEN PLAN KITCHEN/DINER
- ADDITIONAL RECEPTION ROOM
- DRESSING ROOM TO MASTER
- 50FT FRONTAGE WITH LARGE DRIVEWAY
- FIVE DOUBLE BEDROOMS
- INTERGRATED SALON
- SUMMER HOUSE WITH SHOWER ROOM
- GOOD SCHOOL CATCHMENTS
- GARAGE

**STUNNING DETACHED FAMILY HOME....** This executive detached five bedroom imposing home in immaculate condition offers so much space to its new owners, spacious luxury kitchen/dining family room, spacious lounge, ground floor shower, family room, utility room, 18ft master with dressing room and en-suite, 19ft bedroom two with en-suite, garden summer house with shower room, garage, west facing garden, 50 ft road frontage, this home has to be seen to appreciate the space and condition. The property is also in close proximity to local schools, Benfleet High Road & has fantastic road links via the A13. This property simply cannot be missed... Call us now on 01268 777400 to book your internal viewing!

#### ENTRANCE

UPVC double glazed door with side pane windows opening to the hallway.

#### HALLWAY

18'11 x 8'6 (5.77m x 2.59m)

Smooth coved plastered ceiling, Oak effect laminate flooring with under floor heating, stairs leading to first floor, storage cupboard for coats and shoes and courtesy door to the garage, all integral doors are solid fire proof doors and opening to:

#### KITCHEN

16'9 x 13'11 (5.11m x 4.24m)

A spectacular kitchen/diner comprising of a range of wall and base units in a shaker style and with a cream sparkle effect quartz work top over, under mounted white ceramic Butler sink with stainless steel mixer tap over and an additional separate instant hot water tap, sparkle quartz tiled splash back, integrated Electric double oven, integrated microwave, four burner Electric hob with stainless steel extractor fan over and sparkle quartz splash back, space for American Fridge freezer, central island unit with matching base unit and matching sparkle effect quartz work top and space for breakfast bar stools, smooth and coved plastered ceiling, inset spot lights and sonos speakers, cream tiled flooring with under floor heating, open access to the dining area.

#### OPEN PLAN DINING AREA

24'3 x 9'10 (7.39m x 3.00m)

A continuation of cream tiled flooring with under floor heating, smooth and coved plastered ceiling with inset spot lights and sonos speakers, UPVC double glazed door to side, UPVC double glazed window to rear, UPVC double glazed French doors opening to the rear garden, door opening to hallway, additional double doors opening to the hallway, door opening to the lounge, door opening to:

#### LOUNGE

19'5 x 14'2 (5.92m x 4.32m)

Smooth plastered ceiling with inset spot light, sonos speakers, additional ceiling mood lighting, carpet flooring with under floor heating, UPVC double glazed window to rear, two UPVC double glazed windows to side, UPVC double glazed door to side.

#### PLAY ROOM/2ND LOUNGE

11'7 x 9'5 (3.53m x 2.87m)

Smooth and coved plastered ceiling, central ceiling rose, Oak effect laminate flooring, UPVC double glazed Bay window to front with curved radiator under.

#### GROUND FLOOR SHOWER ROOM

9'5 x 7'4 (2.87m x 2.24m)

A spacious shower room with over sized walk in shower enclosure/wet room, wall mounted Electric shower, pedestal hand wash basin with stainless steel taps over, W/C, chrome effect heated towel rail, smooth plastered ceiling with inset spot lights, obscure UPVC double glazed window to side, extractor fan, fully tiled floor with under floor heating and tiled mosaic in the shower area, fully tiled walls with two vertical feature tiled borders.

#### UTILITY ROOM

10'8 x 5'8 (3.25m x 1.73m)

A range of wall and base units in a shaker style with cream sparkle effect quartz work top over and matching splash back, inset stainless steel sink and drainer with stainless steel mixer tap over, space for washing machine, space for tumble dryer, smooth and coved plastered ceiling with inset spot lights, UPVC double glazed window to side, under floor heating.

#### FIRST FLOOR LANDING

Complimentary neutral coloured carpet flooring continued from stairs, smooth and coved plastered ceiling, radiator, storage cupboard, stairs leading to second floor, doors leading to:

#### BEDROOM ONE

18'10 x 14'3 (5.74m x 4.34m)

UPVC double glazed window to rear, smooth and coved plastered ceiling two ceiling roses, radiator, carpet flooring, door to dressing room and door Jack and Jill bathroom.

#### DRESSING ROOM

14'3 x 8'3 (4.34m x 2.51m)

Smooth plastered ceiling, double glazed velux window to front, carpet flooring, storage in eaves, radiator.

#### EN - SUITE/FAMILY BATHROOM

12'5 x 7'0 (3.78m x 2.13m)

Five piece suite comprising of free standing bath with stainless steel taps over, corner shower enclosure with stainless steel T-bar shower, pedestal hand wash basin with stainless steel taps over, bidet,

complimentary grey tiled floor, grey gloss tiled walls with brick mosaic contrasting grey border, chrome effect heated towel rail, smooth plastered ceiling with spot lights, obscured UPVC double glazed window to rear, door to master bedroom, door to hallway,

#### BEDROOM TWO

19'2 x 12 (5.84m x 3.66m)

Smooth and coved plastered ceiling with two ceiling roses, UPVC double glazed window to rear, carpet flooring, radiator, door to en-suite.

#### EN SUITE

12 x 8'2 (3.66m x 2.49m)

A three piece suite comprising of a shower enclosure with wall mounted Electric shower, W/C, pedestal hand wash basin with stainless steel taps over, cream tiled floor, cream gloss tiled walls with glass and brick effect tiled border, smooth plastered ceiling with inset spot lights, extractor fan, chrome heated towel rail, double glazed velux window to front.

#### BEDROOM THREE

13 x 9'2 (3.96m x 2.79m)

Smooth and coved plastered ceiling with ceiling rose, UPVC double glazed window to front, UPVC double glazed stained glass window over stairs, carpet flooring, radiator.

#### SECOND FLOOR LANDING

Smooth and coved plastered ceiling with inset spot lights, carpet flooring, doors opening to:

#### BEDROOM FOUR

19'9 x 11'8 (6.02m x 3.56m)

Smooth plastered ceiling with inset spot lights, carpet flooring, double glazed velux window to front, three storage cupboards into eaves, carpet flooring.

#### BEDROOM FIVE

11'11 x 11'8 (3.63m x 3.56m)

Smooth plastered ceiling with inset spot lights, double glazed velux window to front, carpet flooring, radiator, two storage cupboards into eaves

#### WEST FACING REAR GARDEN

A stunning landscaped rear garden commencing with a paved patio area suitable for various outside tables and chairs, central lawned area, fully fenced boundaries, side access to the front of the property from both flanks, access to the Summer house.

#### SUMMER HOUSE

15'6 x 13'4 (4.72m x 4.06m)

A stunning outdoor garden room with pitched and tiled roof, UPVC clad walls with outside wall lights, the room comprises of a smooth plastered ceiling with loft hatch, solid wood flooring, power and lighting, UPVC double glazed French doors opening to the rear garden, UPVC double glazed windows to side, door opening to:

#### SHOWER ROOM

13'4 x 4'3 (4.06m x 1.30m)

A three piece suite comprising of a double shower enclosure with wall mounted Electric shower, W/C with chrome effect push button flush, pedestal hand wash basin with stainless steel mixer tap over, additional Electric hot water tap over and tiled splash back, smooth plastered ceiling with inset spot lights, obscure UPVC double glazed window to front, black tiled floor.

#### 50FT FRONTAGE

A 50ft plot, block paved with parking for four to five vehicles, access to the garage, gates side access to both flanks to the rear of the property.

#### GARAGE

15'9 x 10'8 (4.80m x 3.25m)

Electric up and over door, power and lighting, courtesy fire door opening to the hallway.



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