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Solby Wood View, Benfleet Guide price £950,000

Situated in this highly sought-after and exclusive development in Daws Heath, this exceptional six bedroom detached residence is constructed and finished to a remarkable standard rarely seen in homes. The layout offers great flexibility, allowing for multiple bedrooms with dressing rooms/studies or self-contained master suites, depending on the buyer's preference.

On the ground floor, there is a cloakroom, a bright dual-aspect lounge featuring a fireplace, and an equally spacious dual-aspect luxury kitchen/diner. The kitchen boasts a designer layout with integrated Neff appliances, American Cumbrian granite worktops, a Quooker hot water tap, and a matching separate utility area. Moving to the first floor, there are four bedrooms (which can serve as dressing rooms or studies), with a Jack & Jill en-suite connecting two bedrooms and a separate family bathroom.

The second floor houses two additional bedrooms, with the master enjoying its own luxurious en-suite, while the second bedroom can be utilized as a dressing room or bedroom. Parking is provided through a generously-sized pitched roof detached garage, complemented by an independent block-paved driveway. The secluded rear garden is landscaped, featuring a lawn and patio area.

Noteworthy features include underfloor heating on the ground floor, porcelain tiling in cloakrooms, kitchen diners, bathrooms, en-suites, and the utility area, with all other rooms carpeted. The property also includes alarm systems, a walnut and glass staircase with matching walnut doors, and its impeccable decoration and finish make viewings highly recommended. Guide price £950,000 to £1,000,000.

ACCOMMODATION: Approached via coloured composite entrance door with double glazed frosted glass insert giving access through to :

ENTRANCE HALLWAY: Newly laid carpet with under floor heating. Flat plastered ceiling with inset spot lighting. Walnut and glass balustrading and fitted carpet giving access to first floor landing with under stairs storage housing meters and valves for under floor heating for ground floor. Walnut doors giving access to all rooms.

LOUNGE: 22' 4" x 11' 4" (6.81m x 3.45m) A bright dual aspect room featuring UPVC double glazed windows to front and matching bi-fold doors to rear and garden. Newly laid carpet with under floor heating. Flat plastered ceiling with two central ceiling light points. Room features central chimney breast with the latest stone surround and hearth. Gas point for fire.

GROUND FLOOR CLOAKROOM: Luxury two piece suite comprising wall mounted wash hand basin with vanity cupboards under and WC with concealed cistern. Porcelain tiled floor and walls. Flat plastered ceiling with inset spot lighting and extractor. Wall mounted mirror with LED lighting.

KITCHEN/DINER: 21' 8" x 10' 7" (6.6m x 3.23m) A superb dual aspect room featuring UPVC double glazed windows to front and rear. The kitchen area is extensively fitted in designer high gloss units offering soft close cupboards and drawer packs to both ground and eye level. American Cumbrian Granite worktops over with under mount 1.5 bowl sink unit with Quooker boiler hot water taps. Integrated Neff appliances incorporating induction hob with extractor hood over. Dishwasher, fridge and freezer, and double oven microwave and grill. Porcelain tiled flooring with underfloor heating to both kitchen and dining area. Flat plastered ceiling with inset spot lighting. Walnut door giving access to :

UTILITY ROOM: Fitted in matching kitchen units with American Cumbrian Granite worktops over. Stainless steel under mount sink with taps over. Space and plumbing for washing machine and tumble dryer. Porcelain tiled floor with under floor heating. Flat plastered ceiling with inset spot lighting and extractor. Concealed boiler serving domestic hot water and central heating systems. UPVC double glazed door to rear.

FIRST FLOOR ACCOMMODATION:

LANDING: Carpet. Walnut and glass balustrading and

return staircase to second floor with fitted carpet and matching walnut and glazed balustrade. Radiator. Flat plastered ceiling with inset spot lighting. UPVC double glazed window to front. Walnut doors giving access to all rooms.

BEDROOM: 11' 4" x 8' 1" (3.45m x 2.46m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling. Walnut door giving access through to :

JACK AND JILL EN-SUITE: Fitted in a luxury three piece suite comprising self contained walk in shower cubicle with glass screen and twin head plumbed in shower over. Wall mounted wash hand basin with vanity unit under. WC with concealed cistern. LED mirror. Porcelain tiled walls and floor. Stainless steel towel rail/radiator. Flat plastered ceiling with inset spot lighting and extractor. Walnut door giving access to other bedroom.

BEDROOM: 11' 5" x 9' 2" (3.48m x 2.79m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling.

BEDROOM: 11' 1" x 10' 8" (3.38m x 3.25m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling.

BEDROOM/STUDY: 10' 8" x 10' 4" (3.25m x 3.15m) Carpet. Radiator. UPVC double glazed window to rear. Flat plastered ceiling.

FAMILY BATHROOM: Fitted in a luxury three piece suite comprising shaped panel bath with twin head shower over with glass screen. Wash hand basin with vanity units under and LED mirror over. Low flush WC. Porcelain tiling to floor and walls. Stainless steel radiator/towel rail. Obscure UPVC double glazed window to rear.

SECOND FLOOR ACCOMMODATION:

LANDING: Carpet. Flat plastered ceiling with inset spot lighting. Double doored cupboard housing hot water tank. Walnut doors giving access to two further bedrooms/dressing rooms.

MASTER BEDROOM: 14' 9" x 10' 7" (4.5m x 3.23m) Carpet. Bright dual aspect room featuring UPVC double glazed windows to front and velux window to rear. Radiator. Walnut door giving access to :

EN-SUITE SHOWER ROOM: Fitted in a three piece suite comprising self contained walk in shower cubicle with plumbed in twin head shower and glass screen. Wash

hand basin with vanity unit under and close coupled WC with concealed cistern. Porcelain tiled walls and floor. Stainless steel towel rail/radiator. LED vanity mirror. Flat plastered ceiling with extractor. Obscure UPVC double glazed velux window to front.

DRESSING ROOM/BEDROOM: 14' 9" x 11' 5" (4.5m x 3.48m) Bright dual aspect room featuring UPVC double glazed window to front and twin UPVC double glazed velux windows to rear. Carpet Radiator. Access to eaves storage. Access to loft.

EXTERNALLY:

REAR GARDEN: This property enjoys the benefit of a secluded rear garden which is landscaped and laid to lawn with patio area to immediate fore. New privacy fencing to all aspects.

DETACHED GARAGE & PARKING: Parking is provided via a larger than average pitched roof detached garage with personal door to side and remote controlled roller door. Electric car charging point. Garage is approached via a block paved independent driveway providing off street parking for further vehicles.

FRONT GARDEN: Newly laid to lawn with central path and planting. External lighting.

Solby Wood View

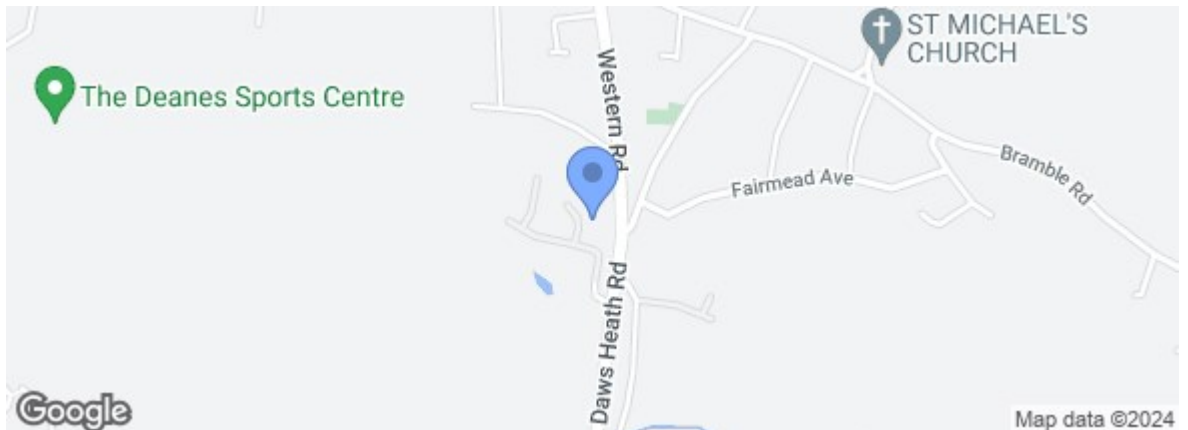
Approx. Gross Internal Area 187.6 Sq M (2019.3 Sq Ft)

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ESTATE AGENTS



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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