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## Drake Close, Benfleet Offers invited £350,000

Aspire Estate Agents proudly presents this immaculate three-bedroom family residence, nestled in a tranquil cul-de-sac. Enhanced by its current owners, this property boasts a spacious lounge, a luxury kitchen seamlessly flowing into a conservatory/sun lounge, and a contemporary family bathroom on the first floor. Additionally, it offers a low-maintenance west-facing rear garden, garage, and off-street parking. With uPVC double glazing throughout and a combination boiler installed approximately three years ago, comfort and efficiency are assured.

Strategically situated, this home is just a short stroll from Hadleigh Town Centre and Thundersley Village. Residents can also enjoy proximity to local woodlands and Hadleigh Country Park. Superb educational facilities, including those within the Westwood Academy and King John school catchments, further enhance the appeal of this property. For those seeking the ideal family abode, your search ends here.

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Tenure: Freehold  
Council Tax Band: D

#### Entrance Hall:

Featuring wood effect flooring, a radiator, telephone point, power points, and a smooth plastered, coved ceiling. Carpeted stairs lead to the first-floor accommodation, with a storage cupboard housing the combi condensing gas central heating boiler (installed approximately in 2017). The hall provides access to various rooms.

#### Lounge 17'5 x 12'3 (5.31m x 3.73m) Max:

A spacious reception room located at the front of the property, boasting a UPVC double glazed window to the front. It features wood effect flooring, a TV point, power points, a smooth plastered, coved ceiling, a radiator, and a feature fireplace currently housing a gas fire. Additionally, there's an under stairs storage cupboard.

#### Kitchen Open Plan To Conservatory/Sun Lounge 17'11 x 14'7 (5.46m x 4.45m):

The kitchen area offers a luxury fitted setup with stainless steel sink and drainer unit, swan neck mixer tap, attractive square edge worktops with cream high gloss cupboards and drawers, and matching eye-level units. It includes space for a range-style cooker, washing machine (to remain), and an American-style fridge freezer. Tiled flooring, under cupboard lighting, and a breakfast bar facility add to the appeal. The area seamlessly flows into the conservatory/sun lounge, which features tiled flooring, a radiator, a smooth plastered ceiling, and UPVC double glazed French doors leading to the outside space. This space serves as a dining area and sofa area and was formerly a conservatory, now insulated and plaster-boarded to create a unified, spacious room incorporating the kitchen.

#### Landing:

Continuing with fitted carpet, a coved ceiling, loft access hatch, power points, and doors to various rooms.

#### Bedroom One 15'4 x 8'5 (4.67m x 2.57m):

A sizable bedroom currently used as a dressing area and bedroom space, offering a UPVC double glazed window to the front. It includes fitted carpet, power points, a smooth plastered, coved ceiling, a TV point, and a radiator.

#### Bedroom Two 10'10 x 7'4 (3.30m x 2.23m) Plus Door Recess:

Another well-proportioned bedroom featuring a UPVC

double glazed window to the rear, laminate flooring, a radiator, power points, and a smooth plastered, coved ceiling.

#### Bedroom Three 12'2 x 6'7 (3.71m x 2.01m):

A comfortable third bedroom with ample space, offering a UPVC double glazed window to the front, fitted carpet, power points, a smooth plastered, coved ceiling, and a radiator.

#### Bathroom:

Featuring a modern three-piece suite comprising a panelled bath with shower over, vanity wash basin with chrome mixer tap, and push-button w.c. Tiled flooring, a radiator, tiled walls, an extractor fan, and a smooth plastered ceiling complete the setup. There's a UPVC obscure double glazed window to the rear.

#### Rear Garden:

The property benefits from a low-maintenance west-facing rear garden, beginning with a decking area ideal for outdoor seating. The remainder is mostly laid to astro turf with screen panelled fencing to borders. A timber shed is situated at the far rear, and an outside power point is available.

#### Front Garden:

There's a driveway providing off-street parking.

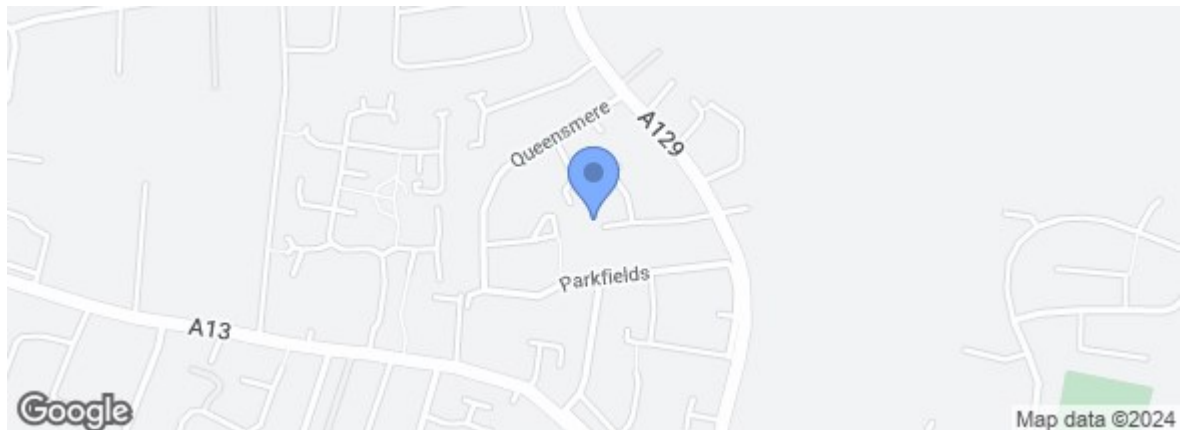
#### Garage:

Located in a block with an up-and-over door to the front.



Total area: approx. 105.0 sq. metres (1130.2 sq. feet)  
**Drake Close**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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