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Romsey Close, Benfleet Offers over £450,000

This stunning three-bedroom family home, offered for sale, has been extensively extended to create a spacious and contemporary living environment. The heart of the home is the remarkable open-plan kitchen/family room, where style meets functionality, offering a fantastic space for cooking, dining, and relaxing. This area features high-end fixtures and finishes, and it's designed to accommodate modern family life with ease.

The property also boasts an en suite bathroom, a utility room, a ground-floor W/C, and a dedicated gymnasium, ensuring that it meets the needs of even the most discerning buyer. The rear garden has been meticulously landscaped, providing a perfect outdoor retreat with a combination of hardscape and lush greenery.

Inside, the property is impeccably presented, showcasing a harmonious blend of contemporary design and practicality. The three double bedrooms are generously proportioned, offering comfort and ample space for families. The en suite bathroom adds a touch of luxury to the primary bedroom, while the additional bathroom serves the other bedrooms.

Located in the sought-after Appleton school catchment area, this property is ideally positioned near local shops and amenities, ensuring convenience and accessibility. For commuters, the location offers excellent road links to the A13, M25, and A127, making travel straightforward and efficient.

With its extensive space, modern amenities, and prime location, this home is a rare find and is ready to welcome its new owners. Whether you're looking for a home with room to grow or a place that's perfect for entertaining, this property offers it all.

Entrance Hall

Enter through a double-glazed door with lead-light insets, stepping onto sleek laminate flooring. The entrance hall is warmed by a radiator and includes a thermostat for the central heating. A partially glazed door leads into the lounge.

Cloakroom

The convenient cloakroom is equipped with a low-level toilet and a corner washbasin. A heated towel rail provides additional comfort. An obscure double-glazed window to the front offers privacy while allowing natural light. The floor is finished with durable laminate.

Lounge

The lounge features a double-glazed window to the front, flooding the room with natural light. Two radiators ensure even heating, while the laminate flooring adds a contemporary touch. double doors open into the kitchen/family room, creating a seamless flow between living spaces.

Kitchen/Family Room

This stunning open-plan space boasts double-glazed French doors leading directly to the rear garden. The kitchen area is expertly designed with a range of eye-level and base-level units topped with elegant work surfaces. The centre piece is a substantial central island with a breakfast bar, providing ample space for casual dining. The kitchen is fully equipped with a four-ring gas hob, built-in oven, microwave, and an integrated dishwasher. A ceramic sink with a hot tap adds convenience, and there's space for a large fridge-freezer. The kitchen also features a heated towel rail, a double radiator, an extractor cooker hood, and stylish tiling in the working areas. Additional storage is available in an understairs cupboard.

Gymnasium

Converted from the rear portion of the garage, this flexible space can serve as a home gym or additional recreational area. A door connects to the utility room/study, while another door provides access to the garage storage area.

Utility Room/Study

This multi-purpose room offers both eye-level and base-level units with work surfaces, perfect for utility tasks or a home office setup. There's space and plumbing for a washing machine and a tumble dryer. The floor is covered with laminate, and a designated desk area is ideal for work or study. A door leads to the gymnasium.

Landing

The landing provides access to the loft space and includes an airing cupboard housing the hot water cylinder.

Bedroom One

This spacious master bedroom has a double-glazed window overlooking the front of the property. A radiator ensures a cozy environment, and the laminate flooring adds a touch of elegance. Fitted wardrobes along one wall offer ample storage.

En Suite

The en suite bathroom is equipped with a large shower cubicle, a low-level toilet, and a pedestal wash basin. An obscure double-glazed window to the front provides privacy. The en suite also features a heated towel rail, inset ceiling spotlights, an extractor fan, and a substantial built-in storage cupboard.

Bedroom Two

This second bedroom has a double-glazed window overlooking the rear garden, along with a radiator for warmth.

Bedroom Three

The third bedroom has a double-glazed window to the front and a radiator for comfort.

Bathroom

The family bathroom features a classic white three-piece suite with a low-level toilet, a pedestal wash basin, and a panelled bath with an independent shower above. An obscure double-glazed window to the rear allows for natural light without compromising privacy. The room is heated by a radiator and includes access to an additional loft space.

Storage (Garage)

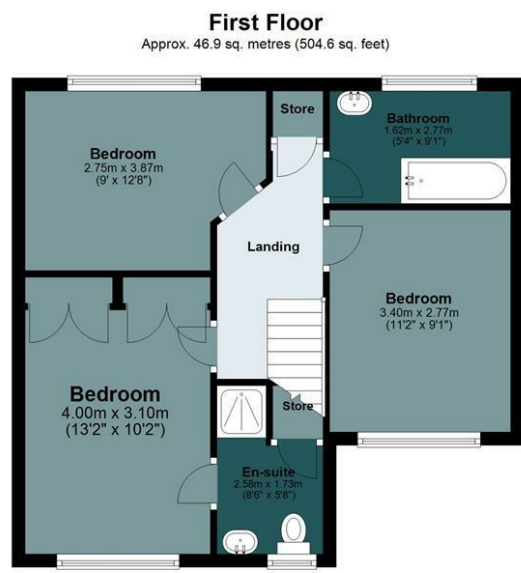
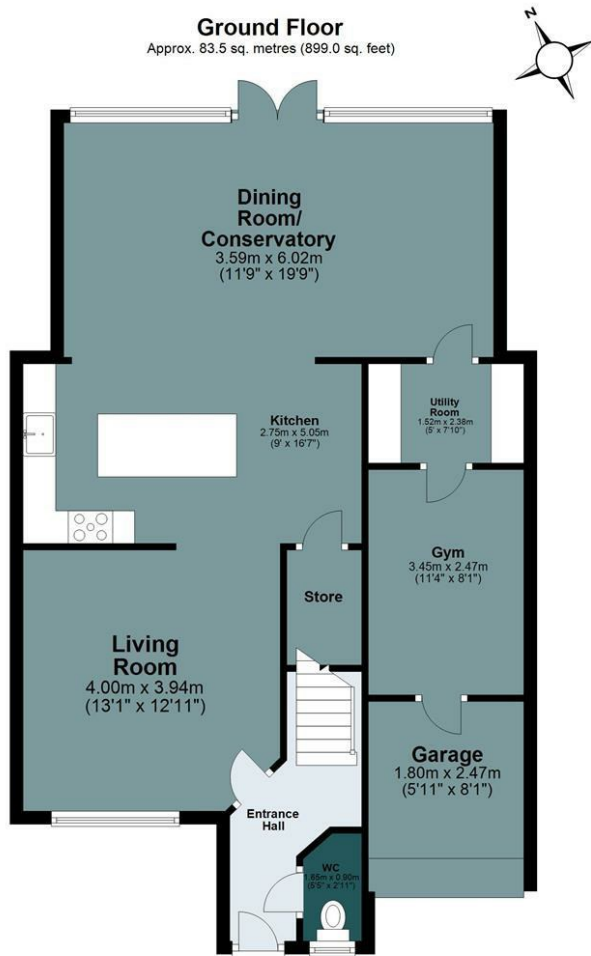
The front part of the garage serves as a storage area, with an up-and-over door for easy access. A door leads to the gymnasium.

Front Garden

The front garden is designed for practicality, providing off-street parking for up to three vehicles.

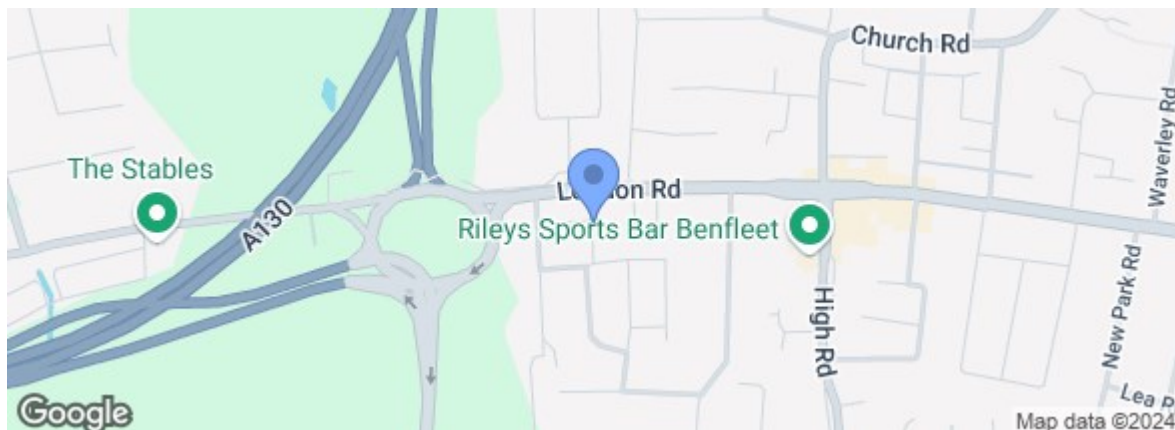
Rear Garden

The landscaped rear garden is a relaxing oasis, featuring a paved patio and an artificial lawn for low maintenance. Raised borders add a touch of greenery, while a brick rear boundary wall and screen fencing on either side ensure privacy and security.



Total area: approx. 130.4 sq. metres (1403.6 sq. feet)
Romsey 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 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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