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Western Road, Benfleet Offers over £575,000

Aspire Estate Agents invites you to discover your dream home in the highly sought-after area of Daws Heath, Hadleigh. This exquisite four double bedroom detached family residence presents an ideal sanctuary for a growing family, boasting spacious rooms, contemporary fittings, and exceptional features. With over 2000 square feet of living space, this property offers ample room for everyone to relish. Featuring a generously sized lounge/diner seamlessly flowing into a sitting room/playroom, a charming conservatory, a modern fitted kitchen, a utility room (previously a garage), and a ground floor w.c. Additionally, it includes a luxurious en-suite bathroom adjoining the master bedroom and a further four-piece family bathroom suite. Outside, a low-maintenance west-facing rear garden and abundant off-street parking at the front enhance the appeal of this property.

Nestled in the highly coveted Western Road, this home is conveniently situated just a short stroll away from local woodlands, Hadleigh Nature Reserve, and John Borrows playing fields. It also offers easy access to Hadleigh Town Centre, renowned for its array of shops, supermarkets, and cafes. Excellent local schools, including those within the Hadleigh Infant & Junior school catchments, further contribute to the appeal of this location. Presented with no onward chain, this impeccable family home warrants an internal viewing to fully grasp the spaciousness it affords.

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Tenure: Freehold
Council Tax Band: C

Accommodation comprises:

Entrance via obscure uPVC double glazed leadlight door to:

Entrance:

A door with glazed inserts opens to a tiled-floored entrance porch, leading into the laminate-floored entrance hall. Inside, you'll find a radiator, smooth plastered and coved ceiling, power points, Bosch thermostat control, understairs storage, and carpeted stairs with a timber balustrade leading to the first floor, along with access to various rooms.

Lounge/Diner:

Measuring 21'7 x 12'2, this room features an Upvc double glazed bay window to the front, laminate flooring, two radiators, power points, smooth plastered and coved ceiling, wall light points, a T.V point for a wall-mounted flatscreen television, and double doors opening to:

Sitting Room/Playroom:

This room, measuring 14'6 x 12'1, boasts laminate flooring, a smooth plastered and coved ceiling, a radiator, power points, a door to and from the hallway, and a double glazed sliding patio door leading to:

Conservatory:

Measuring 9'9 x 8'3, the conservatory features double glazed windows to the sides and rear, power points, and double glazed sliding doors leading to the rear garden.

Kitchen:

This room, measuring 15'8 x 13'8, comprises a well-fitted kitchen with stainless steel double bowl sink and drainer unit, a range of roll edge worktops with white high gloss cupboards and drawers beneath, matching eye-level units, space for a Range style cooker with chimney style extractor above, an integrated Whirlpool dishwasher, space for an American style fridge/freezer, a pull-out pantry cupboard, laminate flooring, power points, USB charging points, tiled splashbacks, a smooth plastered ceiling, an Upvc double glazed window to the rear, and an Upvc double glazed door to the side leading to the rear garden.

Ground Floor W.C:

This modern room features a two-piece suite comprising a push-button w.c, a wall-hung wash basin with chrome mixer tap and tiled splashback, a ladder-style heated towel radiator, and an Upvc obscure double glazed window to the side.

Utility Room:

Measuring 17' x 13'1, this room was formerly a garage. It includes a stainless steel sink and drainer unit inset into a roll edge worktop with storage below, space and plumbing for a washing machine and tumble dryer, power points, a radiator, a smooth plastered ceiling, an Upvc obscure double glazed window to the side, a wall-mounted Worcester combi condensing boiler, and a door leading to the rear garden.

Landing:

The landing is carpeted and features a UPVC double glazed window to the side, power points, a large airing cupboard with shelving, a loft access hatch, and a smooth plastered and coved ceiling. Doors lead to the various accommodations.

Bedroom One:

Measuring 15'3 x 12', this room boasts a UPVC double glazed window to the front offering pleasant views over the surrounding neighborhood. It includes fitted carpet, power points, a radiator, a smooth plastered and coved ceiling, a storage cupboard/wardrobe, and a door to:

En-Suite Bathroom:

Measuring 8'10 x 5'8, this luxurious en-suite features a three-piece suite comprising a panelled bath with chrome controls, a shower over with a separate handheld attachment and tiled surround, his and hers vanity wash basins with chrome mixer taps and storage below, a push-button w.c, tiled flooring, a ladder-style heated towel radiator, a UPVC obscure double glazed window to the side, a smooth plastered ceiling, and an extractor.

Bedroom Two:

Measuring 14'5 x 12'1, this room includes a UPVC double glazed window to the rear, a radiator, laminate flooring, power points, and a smooth plastered and coved ceiling.

Bedroom Three:

Measuring 13'8 x 11'7, this room features a UPVC double glazed window to the rear, laminate flooring, a radiator, a smooth plastered and coved ceiling, and power points.

Bedroom Four:

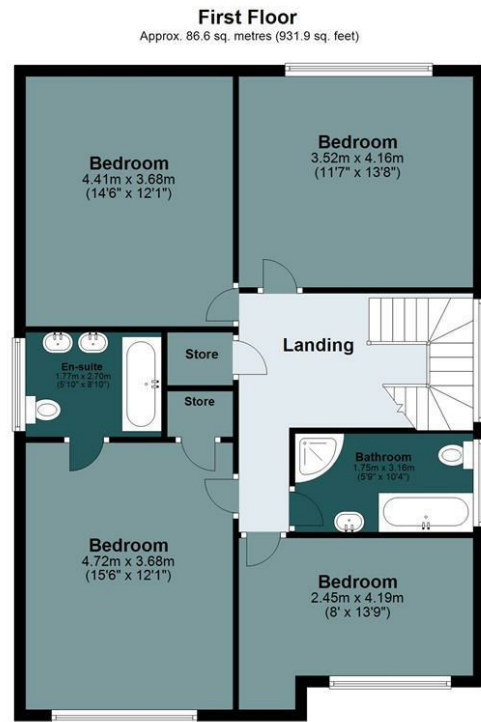
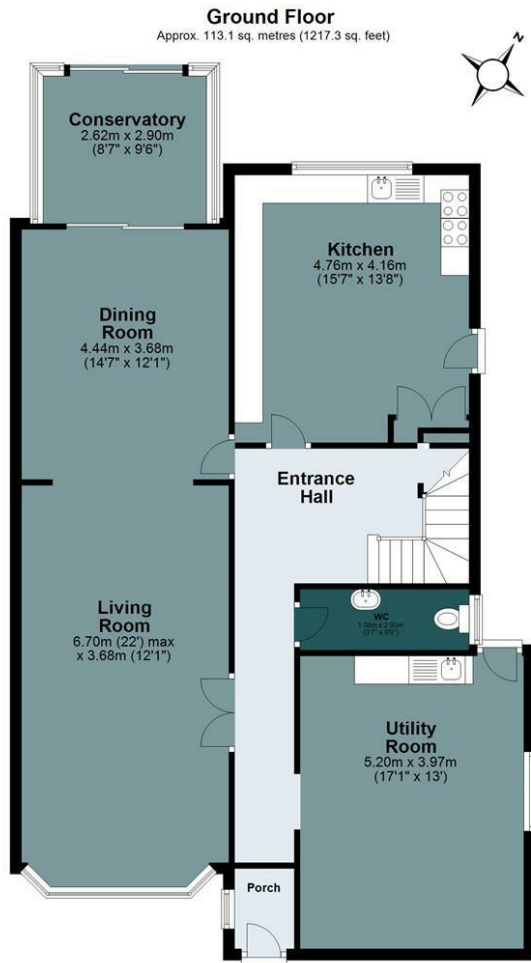
Measuring 13'8 x 10'1 Plus Recess, this room includes a UPVC double glazed window to the front, laminate flooring, power points, a smooth plastered and coved ceiling, a radiator, and USB charging points.

Bathroom:

Measuring 10'4 x 5'9, the modern bathroom comprises a four-piece suite including a panelled bath with chrome controls and a separate handheld attachment, a push-button w.c, a pedestal wash basin with chrome controls and tiled splashback, a corner shower cubicle with a shower over, sprays/jet, and an integrated music system. It also features tiled flooring, a smooth plastered ceiling, a ladder-style heated towel radiator, and a UPVC obscure double glazed window to the side.

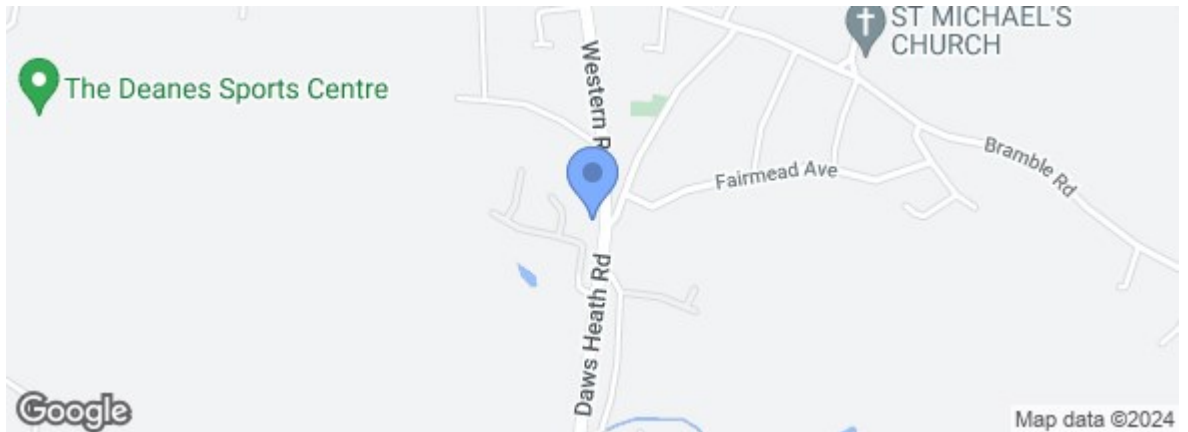
Rear Garden The property benefits from a low maintenance west facing rear garden mainly laid to astro turf with decking adjacent providing excellent outside seating area, elevated flowerbeds surrounding, outside tap, outside power points, wrought iron gate leading to sideway which in turns leads to utility and kitchen whilst to the other side are timber gates providing access to and from front garden.

Front Garden Large driveway providing ample off street parking.



Total area: approx. 199.7 sq. metres (2149.3 sq. feet)
Western Road

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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.