

*To arrange a viewing contact us  
today on 01268 777400*



## Jotmans Lane, Benfleet £375,000

- THREE BEDROOM SEMI DETACHED
- BI FOLDING DOORS IN THE LOUNGE
- GROUND FLOOR W/C
- SOUTH FACING LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL SHOPS, RESTAURANTS AND BARS
- STUNNING INTERIOR
- BEAUTIFUL FITTED MODERN KITCHEN
- EXQUISITE MODERN SHOWER ROOM
- WALKING DISTANCE TO BENFLEET TRAIN STATION
- CLOSE TO LOCAL FIELDS AND SCHOOLS

Welcome to this stunning three-bedroom semi-detached home located in the desirable area of South Benfleet. Perfectly situated within close proximity to Benfleet Train Station, this property offers easy access to local fields, shops, restaurants, and schools, making it an ideal choice for families and commuters alike.

The spacious and inviting lounge features elegant Bi-Folding doors that seamlessly connect the indoor living space to the beautifully landscaped Southerly facing garden. This outdoor oasis provides an excellent setting for entertaining guests, relaxing in the sun, or enjoying family gatherings.

The heart of the home is the modern kitchen, which boasts high-quality finishes and contemporary fittings, ensuring a delightful cooking experience. The property comprises three well-appointed bedrooms, each offering comfort and ample storage space. The luxury shower room is designed with meticulous attention to detail, providing a spa-like retreat for unwinding after a long day.

Additional benefits include off-street parking, ensuring convenience and peace of mind. This property truly embodies a perfect blend of modern living and comfort, set in a prime location. Don't miss the opportunity to make this exquisite house your new home.

Entrance

An obscure composite glazed door opening to:

Hallway

Dimensions: 8' 10" x 5' 9" (2.69m x 1.75m)  
Features: Coved and skimmed ceiling, wooden flooring, radiator, stairs to first floor accommodation, doors leading to:

Kitchen/Breakfast Room

Dimensions: 18 2" x 11' 8" (5.53m x 3.56m)  
Features: Coved and skimmed ceiling, UPVC double glazed window with plantation shutters (front aspect), range of base, eye-level, and floor-to-ceiling units, square-edged work surfaces with matching upstands, inset one-and-a-half bowl sink drainer with mixer tap, inset induction hob with extractor hood, built-in Bosch twin electric oven and integrated Bosch microwave, integrated dishwasher, space and plumbing for washing machine, combination gas boiler mounted in cupboard, radiator, wooden flooring.

Lounge

Dimensions: 16' 7" x 10' 10" (5.06m x 3.31m)  
Features: Coved and skimmed ceiling, UPVC bi-folding door with plantation shutters (rear aspect) providing access to and overlooking the rear garden, radiator.

Ground Floor Cloakroom

Dimensions: 3' 6" x 3' (1.07m x 0.91m)  
Features: Skimmed ceiling, two-piece white suite comprising close coupled dual flush WC and wall-mounted wash hand basin with chrome mixer tap, part-tiled walls, storage cupboard, wooden flooring.

First Floor Landing

Features: Coved and skimmed ceiling, loft access hatch, doors leading to:

Bedroom One

Dimensions: 14' 2" x 12' 3" (4.31m x 3.73m)  
Features: Coved and skimmed ceiling, UPVC double glazed window with plantation shutters (front aspect), radiator, fitted mirror-fronted wardrobes.

Bedroom Two

Dimensions: 12' 3" x 9' 4" (3.73m x 2.86m)  
Features: Coved and skimmed ceiling, UPVC double glazed window with plantation shutters (rear aspect), radiator, fitted mirror-fronted wardrobes.

Bedroom Three

Dimensions: 7' 11" x 6' 9" (2.42m x 2.05m)  
Features: Coved and skimmed ceiling, UPVC double glazed window with plantation shutters (front aspect), radiator.

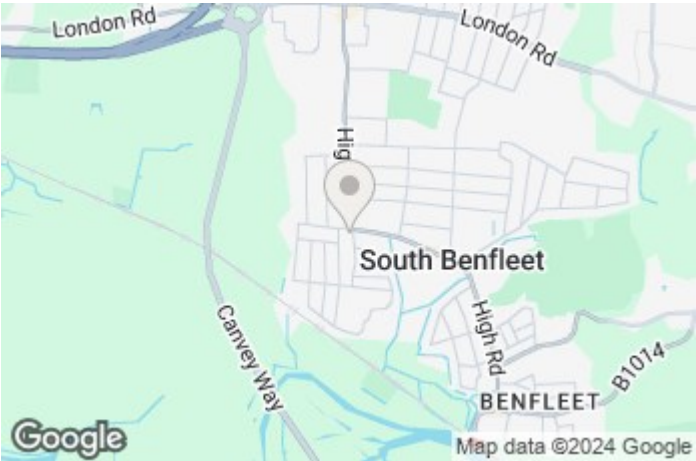
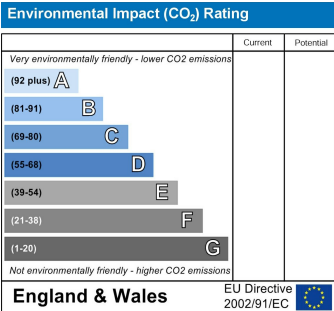
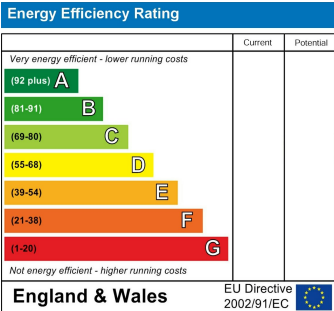
Luxury Shower Room

Dimensions: 6' 3" x 6' (1.91m x 1.83m)  
Features: Skimmed ceiling with spotlight insets, obscure UPVC double glazed window (rear aspect), three-piece white suite comprising enclosed WC, vanity-mounted wash hand basin with chrome mixer tap and LED mirror overhead, double walk-in shower cubicle with overhead rainmaker shower head and detachable jet body spray, tiled walls, chrome heated towel rail, tiled floor.

Outside of Property

Front: Block paved driveway providing off-street parking for two vehicles, shingle flower bed, gated side access.

Rear Garden: South-facing, commencing with a decking area leading to an artificial lawn, block paved pathway to the side, shed to remain, fencing to all boundaries.



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.