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ASPIRE



Boyce Green, Benfleet Guide price £725,000

This exquisite five double bedroom detached family home is located on the highly sought after and exclusive Boyce Green in South Benfleet. Perfectly positioned, this property is within walking distance to Benfleet Train Station, shops, restaurants, open fields, the prestigious Boyce Green Golf Course, and reputable schools, making it an ideal choice for families seeking convenience and luxury.

On the ground floor, the property has been thoughtfully extended by the current owners to create an impressive open-plan kitchen/diner/family room measuring a generous 32ft by 16ft. This space is perfect for entertaining and family gatherings, offering ample room for cooking, dining, and relaxation. The ground floor also features a stunning utility room, an opulent lounge for more formal occasions, a convenient ground floor W/C, and a versatile ground floor bedroom.

The first floor is equally impressive, housing four additional double bedrooms and a beautifully appointed family bathroom. The master bedroom is a true retreat, featuring a stunning vaulted ceiling with a Juliet balcony that floods the room with natural light. It also includes a spacious walk-in wardrobe room that leads to a luxurious en-suite bathroom.

The property is nearing completion, providing the new owners with a unique opportunity to finalise the finishing touches to their exacting standards. This home offers both luxury and practicality in a prime location, making it a rare find in South Benfleet. Don't miss the chance to make this magnificent property your own.

Guide Price £725,000 to £750,000

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ENTRANCE

Double glazed doors opening to the hallway.

HALLWAY

Smooth plastered ceiling, herringbone oak style laminate flooring to the first three quarters changing to a neutral coloured carpet, stairs leading to the first floor, radiator, doors opening to.

KITCHEN/DINER/FAMILY ROOM

32'0 x 16'5 (9.75m x 5.00m)

The heart of this magnificent home is its vast kitchen/diner/family room, a true epitome of modern living and elegance. The expansive space is centered around a huge kitchen island, perfect for meal preparation, casual dining, and social gatherings. The smooth plastered ceiling adds a touch of sophistication, seamlessly complemented by the sleek aluminium double-opening patio doors that flood the room with natural light and offer effortless access to the Southerly facing rear garden. Designed for both functionality and style, the room easily accommodates a large dining table and comfortable sofas, making it an ideal spot for family meals and relaxed lounging. The herringbone oak style laminate flooring runs throughout, adding warmth and character to the contemporary design.

The open-plan layout flows naturally into the opulent lounge, creating a cohesive and inviting living space. Additionally, a door from the kitchen area leads to a stunning utility room, ensuring practicality is never compromised in this thoughtfully designed home.

UTILITY ROOM

10'0 x 6'7 (3.05m x 2.01m)

A stunning utility room comprising of a range of handleless grey gloss wall and base units with sparkle effect worktop, sink/drainage with mixer tap, integrated oven, space for washing machine and tumble dryer, herringbone oak effect laminate flooring, UPVC double glazed window to side, UPVC double glazed door opening to the side.

LOUNGE

16'4 x 11'9 (4.98m x 3.58m)

Vast UPVC double glazed windows to front flooding the room with natural light, smooth plastered ceiling, vertical modern radiator, feature panelled rear wall, carpet flooring, open plan to the kitchen/diner/family room.

GROUND FLOOR BEDROOM FIVE

15'7 x 9'6 (4.75m x 2.90m)

UPVC double glazed window to front, grey oak effect flooring, radiator, custom fitted cupboards and drawers to flank wall, smooth plastered ceiling.

GROUND FLOOR W/C

To be completed by new owners.

LANDING

Neutral cream coloured carpet flooring, smooth plastered ceiling, doors to

BEDROOM ONE

12'10 x 10'4 (3.91m x 3.15m)

Valuated smooth plastered ceiling, UPVC double glazed doors, opening to the Juliet balcony, additional UPVC double glazed window to rear, carpet flooring, radiator, door opening to the walk in wardrobe room which then leads to the en-suite.

WALK IN WARDROBE

9'8 x 4'11 (2.95m x 1.50m)

Smooth plastered ceiling, space for wardrobes, door to the en-suite

EN SUITE

7'7 x 7'0 (2.31m x 2.13m)

To be completed by new owners.

BEDROOM TWO

14'9 x 10'4 (4.50m x 3.15m)

UPVC double glazed window to rear, smooth plastered ceiling, carpet flooring, radiator.

BEDROOM THREE

12'11 x 8'9 (3.94m x 2.67m)

UPVC double glazed window to front, smooth plastered ceiling, carpet flooring, radiator.

BEDROOM FOUR

16'2 x 7'5 (4.93m x 2.26m)

UPVC double glazed window to front, smooth plastered ceiling, carpet flooring, radiator.

BATHROOM

12'7 x 7'7 (3.84m x 2.31m)

Smooth plastered ceiling, corner bath, w/c, pedestal hand wash basin, grey oak effect vinyl; flooring, obscure UPVC double glazed window to side, chrome effect heated towel rail.

REAR GARDEN

A Southerly facing rear garden with gated side access to the front, the patio has been started but will need to be finished by the new owners, remainder laid to lawn, sleeper rail raised borders, gate at the rear with path to the golf course.

FRONTAGE

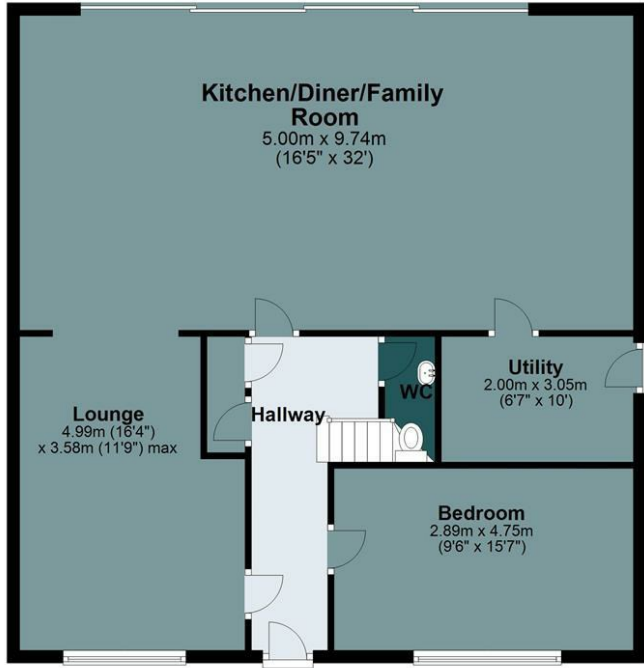
Front lawn, tree, driveway providing off street parking, potential to create a vast driveway, to be completed by the new owners.

AGENT NOTE

The property has planning permission for a balcony at the rear, the property will need the ground floor w/c, en-suite and front driveway completed by its new owners.

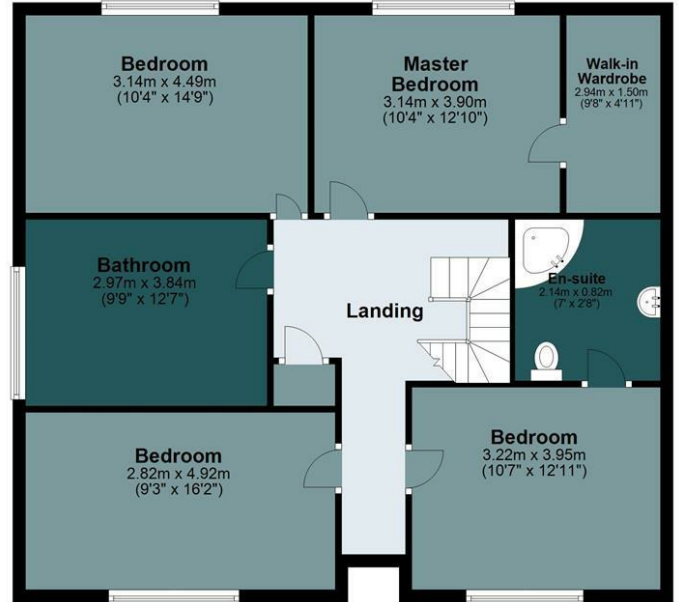
Ground Floor

Approx. 98.3 sq. metres (1058.3 sq. feet)



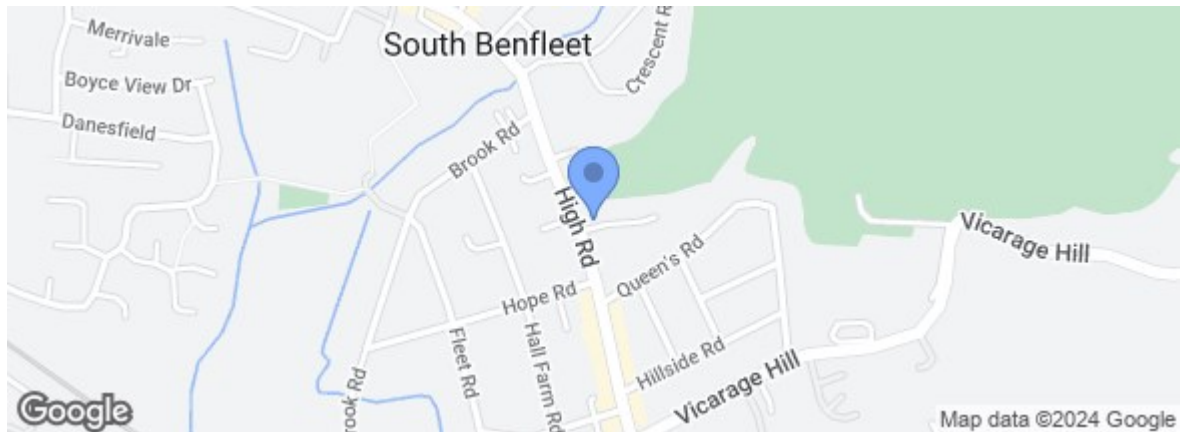
First Floor

Approx. 86.8 sq. metres (934.1 sq. feet)



Total area: approx. 185.1 sq. metres (1992.4 sq. feet)
Boyce green, Benfleet

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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